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Home Information Pack



Home Information Pack Index

Section 01



Energy Performance Certificate

Section 02

Section H: Energy Performance Certificate

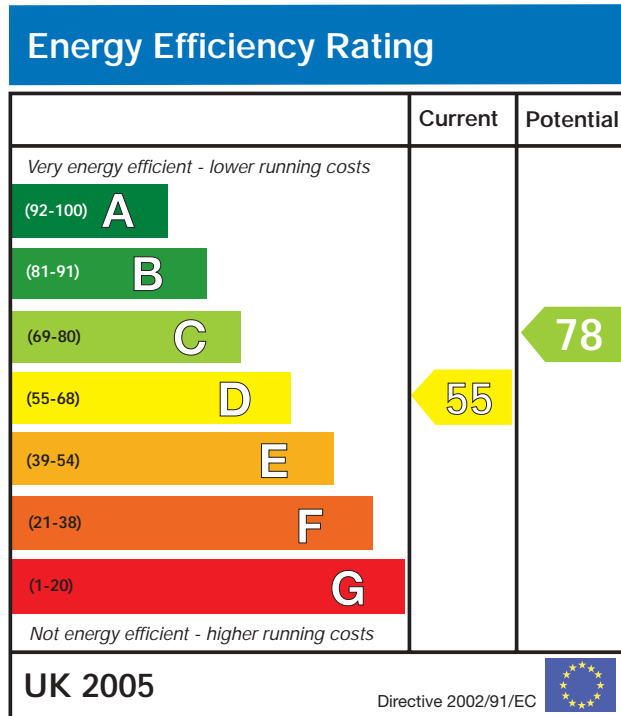
100 Any Street,
Any Town,
Anywhere, AB1 CD2

Dwelling type: Detached
Assessment method: SAP
Date of inspection: XXXX

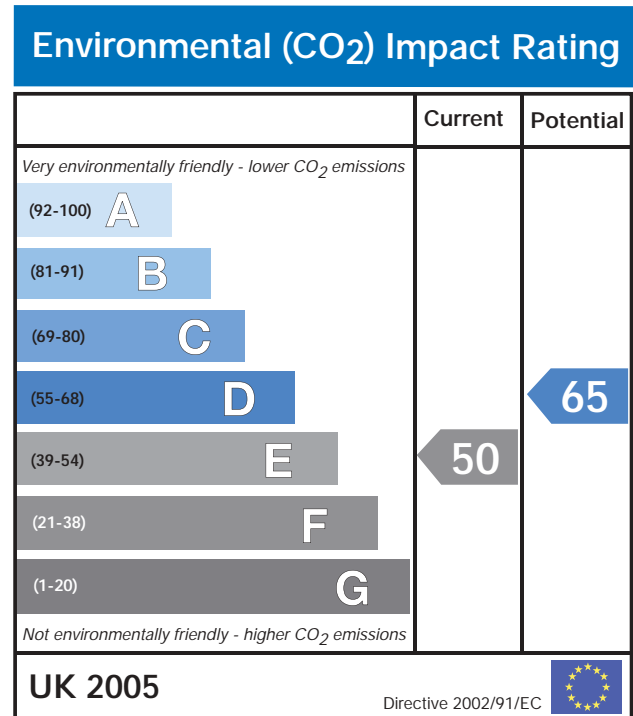
Certificate number: XXXX
Date issued: XXXX
Name of inspector: XXXX

This home's performance ratings

This home has been assessed using the UK's Standard Assessment Procedure (SAP) for dwellings. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.

Typical energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

This table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs and carbon dioxide emissions are calculated based on a SAP assessment of the energy use. This makes standard assumptions about occupancy, heating patterns and geographical location. The energy use includes the energy used in producing and delivering the fuels to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection costs. The costs have been provided for guidance only as it is unlikely they will match actual costs for any particular household.

	Current	Potential
Energy use	xxx kWh/m ² per year	xxx kWh/m ² per year
Carbon dioxide emissions	xx tonnes per year	xx tonnes per year
Lighting	£xxx per year	£xxx per year
Heating	£xxx per year	£xxx per year
Hot water	£xxx per year	£xxx per year

To see how this home can achieve its potential rating please go to page ii

Energy Performance Certificate Report Section

Certificate number: XXXXXXXXXXXXXXXXXXXX
Date issued: XXXXXXXXXXXXXXX
Name of inspector: XXXXXXXXXXXXXXXXXXXX

Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor/ Poor/ Average/ Good/ Very good

Element	Description	Current performance
Main walls	Uninsulated cavity wall	Poor
Main roof	Pitched, 100mm loft insulation	Average
Main floor	Uninsulated solid concrete (assumed)	Average
Windows	Single glazed throughout	Very poor
Main heating	Mains gas back boiler	Poor
Main heating controls	No controls	Very poor
Secondary heating	Flame effect fire	Very poor
Hot water	From main heating system; uninsulated cylinder	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Current energy efficiency rating		D 55
Current environmental impact rating		E 50

Cost effective measures to improve this home's performance ratings

The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table.

Lower cost measures	Typical savings	Performance ratings after improvement	
		Energy efficiency	Environmental impact
Cavity wall insulation	£xx per year	D 65	D 56
Loft insulation top up to 250mm	£xx per year	D 68	D 57
Hot water cylinder and pipe work insulation	£xx per year	C 69	D 58
	Sub-total £xx per year		
Higher cost measures			
Condensing boiler	£xx per year	C 75	D 63
Installation of a full heating controls package	£xx per year	C 78	D 65
	Total £xx per year		
Potential energy efficiency rating		C 78	
Potential environmental impact rating		D 65	

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home.

Double glazing	£xx per year	C 80	D 67
Solar water heating	£xx per year	B 81	D 68
Enhanced energy efficiency rating		B 81	
Enhanced environmental impact rating		D 68	

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by reduced carbon dioxide emissions.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.est.org.uk/myhome

Energy Performance Certificate Report Section

Certificate number:	XXXXXXXXXXXXXXXXXXXX
Date issued:	XXXXXXXXXXXX
Name of inspector:	XXXXXXXXXXXXXXXXXXXX

Measures to improve this home's performance ratings

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice from an energy advisor before carrying out DIY improvements.

Measure 1 Cavity wall insulation

The external walls of this home are built with a gap, called a cavity, between the inside and outside layers of the wall. Cavity wall insulation fills this gap with an insulating material, which reduces heat loss through the external walls. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, the holes are made good afterwards. As specialist machinery is used to fill the cavity a professional installation company should carry out this work. Such 'approved contractors' should carry out a thorough survey before commencing work to be sure that this type of insulation is right for this home. They should also provide a guarantee for the work and handle any building control issues.

Measure 2 Loft insulation

Insulation laid in the roof space over the joists or between roof rafters to a depth of at least 250 mm will significantly reduce heat loss through the roof. The anticipated cost is based upon a contractor installing or making up the loft insulation to the equivalent of a 250mm quilt; although the insulation can also be installed by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult.

Measure 3 Hot water cylinder and pipe insulation

This is a partially or fully formed insulation that fits around the hot water cylinder. Installing this, or increasing the thickness of existing insulation, around the hot water cylinder will help to reduce fuel bills. The jacket should be fitted over the top of any existing insulation and over any thermostat clamped to the cylinder. Hot water pipes from the hot water cylinder should also be insulated, using preformed pipe insulation of 50mm thickness, for as far as they can be accessed. All these materials can be purchased from DIY stores and installed by a competent DIY enthusiast.

Higher cost measures (typically over £500 each)

Measure 4 Condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat the property. This improvement is most appropriate when the existing heating system needs repair or replacement. Only a qualified, CORGI registered heating engineer should carry out the installation. Building Regulations apply to this work, so it's a good idea to get advice from the local Building Control Authority.

Measure 5 Installation of full heating controls package

The heating system requires a programmer and room thermostat to be fitted to ensure the boiler switches off when no heat is required. Thermostatic radiator valves are a useful addition to the room thermostat, allowing the temperature of each room to be controlled to suit individual needs, adding to comfort and reducing heating bills - for example, they can be set to be warmer in the living room and bathroom than in the bedrooms. Ask a competent heating engineer (e.g. CORGI registered) to install radiator valves and a fully-pumped system with the pump and the boiler turned off by the room thermostat. Radiator valves should be fitted to every radiator except one - the radiator in the same room as the room thermostat. Remember you still need the room thermostat to ensure the boiler switches off when no heat is required.

Further measures to achieve an even higher standard

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home.

Measure 6 Double glazing

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single glazed windows with double-glazing will improve comfort in the home by reducing draughts and cold spots near windows. Double glazed windows may also reduce noise, improve security and combat problems with condensation. Building Regulations apply to this work, so either use a contractor who is registered with FENSA or obtain advice from the local Building Control Authority.

Measure 7 Solar water heating

A thermal panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This will significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. These panels are among the most cost effective renewable systems that can be installed on dwellings in urban or rural environments. The Solar Trade Association has up to date information on installers in your area and any grant that may be available.



Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.est.org.uk/myhome

Energy Performance Certificate Report Section

Certificate number:	XXXXXXXXXXXXXXXXXXXX
Date issued:	XXXXXXXXXXXX
Name of inspector:	XXXXXXXXXXXXXXXXXXXX

About this energy inspection

Energy inspections are not new and they have been available in the UK since the late 1980s. This inspection has been undertaken by a qualified inspector who has received appropriate training to collect the correct information about the energy performance of homes. This information has been processed by a Government approved organisation to produce the energy performance certificate and the recommendations for improvements in this report. Both the inspector and the energy performance certificate supplier are regularly monitored to ensure that their work is up to standard.

For clarification of the technical information in this energy performance certificate please contact:

Inspector *on*

About this home's performance ratings

The ratings provide a measure of the overall energy efficiency of this home and its environmental impact. Both are calculated using the Standard Assessment Procedure (SAP), which is the Government's recommended system for assessing the energy performance of dwellings. The ratings take into account the home's insulation, heating systems, hot water system, fixed lighting, ventilation, number of windows and fuels used.

Not all of us use our homes in the same way so to allow one home to be directly compared to another, energy ratings are calculated using 'standard occupancy' assumptions. Standard occupancy is based on a home in a central UK location and assumes that during the heating season the house is heated for 9 hours a day during weekdays and 16 hours a day at weekends, with the living room heated to 21°C and the rest of the house at 18°C.

The ratings are expressed on a scale of 1 to 100. The higher the energy efficiency rating the more energy efficient the home and the higher the environmental impact rating the less impact it has on the environment.

Homes which are more energy efficient use less energy, saving money and helping to protect the environment. The cost of providing lighting, heating and hot water to a home with an energy efficiency rating of 100 would be practically zero. Similarly the carbon dioxide emissions from lighting, heating and hot water for a home with an environmental impact rating of 100 would be practically zero.

The potential ratings shown on page one describe the energy performance of the home assuming all cost effective measures have been installed. For comparison a home built to the 2006 Building Regulations would typically be around the boundary of bands B and C.

This home's impact on the environment

Carbon dioxide is one of the biggest contributors to the man-made greenhouse effect. We all use energy every day – at home, at work and when we travel. To generate that energy, we burn fossil fuels (coal, oil and gas) that produce 'greenhouse' gases – particularly carbon dioxide – which are changing our climate and damaging the environment. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions.

The average household in the UK creates about six tonnes of carbon dioxide every year. There are simple steps you can take to cut carbon dioxide emissions and help prevent climate change. Making your home more energy efficient by adopting the suggestions in this report can help protect the environment by reducing carbon dioxide emissions. You could reduce your emissions even more by switching to renewable energy sources.

What can I do today?

In addition to the specific measures suggested in this report, don't forget there are many simple measures you can put into action today that will save you money, help reduce your impact on the environment and improve the comfort of your home. For example:

- Check that your heating system thermostat is not set too high (21°C in the living room is suggested) and use the timer or programmer to ensure you only heat your home when necessary.
- Make sure your hot water is not too hot. Your cylinder thermostat shouldn't need to be set higher than 60°C/140°F.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Buy energy saving recommended appliances. Remember to look for the energy saving recommended logo when buying.



Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.est.org.uk/myhome



Sale Statement

Section 03



Searches

Section 04



HOME INFORMATION PACK

Search Report



Sample Solicitors E-Mail:

Our Reference: **SAMPLE1**
Your Reference: **Sample1**
Report Prepared by: **ASearcher**

Date: 15/02/2008

REQUESTED FOR

Subjects:
21 Main Street
Any Town
AB1 2CD

Council: Somewhere City Council

Local Authority Code: 1234

Search: HIP LLC1 & Local Search

We refer to your enquiry regarding the above noted.
Please find attached a Search Report for same.

Should you require any further information please do not hesitate to contact our Customer Enquiry Team on the following number:

Freephone 0800 052 0117.

Yours Faithfully

ONESEARCH DIRECT



SUMMARY OF SEARCH REPORT : 123456789

LLC1 Search

It is hereby certified that the Search requested above reveals 3 registration/s described in the Schedule hereto and including the date of this certificate

LOCAL Search

3. Planning and Building Regulations

Planning Permissions, Listed Building/Conservation Area Consents **Yes**

Certificate of Lawfulness of Proposed Use or Development **No**

Building Regulation Approvals/Completion Certificates **See main certificate**

4. Development Plans

Policies **Yes**

Proposals **No**

Recommendations **No**

5. Roads

Roads, Footways and Footpaths Maintained at Public Expense **Yes**

Other Matters

6. Land Required for Public Purposes **No**

7. Land to be Acquired for Roadworks **No**

8. Drainage Agreements and consents **Not Available**

9. Nearby Road Schemes **No**

10. Nearby Railway Schemes **No**

11. Traffic Schemes **No**

12. Outstanding Notices **None**

13. Contravention of Building Regulations **No**

14. Notice, Orders, Directions and Proceedings under Planning Acts **None**

15. Conservation Areas not registered as a land charge **No**

16. Compulsory Purchase **No**

17. Contaminated Land **No**

18. Radon Gas **No**



LLC1 Search

Subjects **21, Main Street, Any Town, AB1 2CD.**
Date of Search Report: **15/02/2008**
Search Report No: **123456789**
Search Report Prepared by: **ASearcher**

Charges on Register

03 - Planning charges			
Description of Charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of registration
Enforcement Notice - without permission the construction of raised decking in the rear garden of the property (Town and Country Planning Act 1990). The Notice is ongoing and will not expire until 22/05/08. After this date, the property will be inspected.	Somewhere City Council	Civic Centre High Street Somewhere Some County EF1 2GH	24/1/2008
41128. Erection of a two storey side extension	Somewhere City Council	Civic Centre High Street Somewhere Some County EF1 2GH.	23/5/2003

04 - Miscellaneous charges			
Description of Charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of registration
Smoke Control Order	Somewhere City Council	Civic Centre High Street Somewhere Some County EF1 2GH.	31/8/1992

Local Search Enquiries

Subjects **21, Main Street, Any Town, AB1 2CD.**
 Date of Search Report: **15/02/2008**
 Search Report No: **123456789**
 Search Report Prepared by: **ASearcher**

Local Search Enquiries deal with entries which affect the subjects of search but which have not been registered as a Land Charge by the Local Authority.

Information relating to applications, consents, designations, notices, orders and other items which are disclosed in the search of the Land Charges will not be duplicated below.

Planning and Building Regulation Decisions and Pending Applications

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

Section 3 (a)	Planning Permissions	Yes
Application Number	Proposal	Decision
		Decision Date
		Application Type
14663	Kitchen and bay window	Refused
		3-Jun-1983
		Planning
2983	Erection of 8 dwellinghouses	Approved
		10-Jun-1976
		Planning
41128	Two storey side extension (full planning permission)	Approved
		23-May-2003
		Planning
47649	Raised decking in rear garden (retrospective)	Refused
		27-Nov-2007
		Planning
Section 3 (b)	Listed Building Consents	None
Section 3 (c)	Conservation Area Consents	None
Section 3 (d)	Certificate of lawfulness of existing use or development	None
Section 3 (e)	Certificate of lawfulness of proposed use or development	Not Available
Section 3 (f)	Building Regulations approvals	Not Available
Section 3 (g)	Building Regulations completion certificate	Not Available
Section 3 (h)	Any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?	Not Available

Informative

The seller or developer should be asked to provide evidence of compliance with building regulations

Planning designations and Proposals

4. 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?			Yes
City Of Somewhere Local Plan 2001 Adopted		Adopted	01/09/1993
Local Plan Policy	Borough Boundary		
Local Plan Policy	Housing		
Somewhere City Local Plan 2011 First Deposit		Consultative Draft	28/02/2002
Local Plan Policy	Borough Boundary		

Roads

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

(a)	Highway Maintainable at Public Expense	Yes		
Name	Carriageway	Footway	Footpath	Verge
Main Street	Public	Public	None	None
(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; or	Not Available		
(d)	To be adopted by a local authority without reclaiming the cost from the frontagers?	Not Available		

Land Required for Public Purpose

6. Is the property included in land required for Public Purposes?	No
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7. Is the property included in land to be acquired for road works?	No
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8. Do either of the following exist in relation to the property?	
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(a) An agreement to drain building in combination into an existing sewer by means of a private sewer	Not Available
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(b) An agreement or consent for:- i. a building; or ii. an extension to a building on the property, to be built over in the vicinity of a drain, sewer or disposal main?	Not Available
--	---------------

Nearby Road Schemes

9. Is the property (or will it be) within 200 metres of any of the following?	Not so far as is known
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- (a) The centre line of a new trunk road or special road specified in any 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) 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) 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
- (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?

Nearby Railway Schemes

10. Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?	No
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Traffic Schemes

11. Has a local authority approved but not yet implemented any of the following for roads, footways and footpaths which abut the boundaries of the property - Permanent stopping up or diversion; Waiting or loading restrictions One way driving Prohibition of driving Pedestrianisation Vehicle width or weight restrictions Traffic calming works including road humps Residents parking controls Minor road widening or improvement Pedestrian crossings Cycle tracks; or Bridge building?	Not so far as is known
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Outstanding Notices

12. 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- Building Works; Environment; Health and Safety; Housing; Highways; or Public health?	Not so far as is known
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Contravention of Building Regulations

13. Has a local authority authorized in relation to the property any proceedings for the contravention of any provisions contained in building regulations	No
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Notices, Orders, Directions and Proceedings under Planning Acts

14. 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) Enforcement Notice	None
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(b) Stop Notice	None
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(c) Listed Building Enforcement Notice	None
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(d) Breach of Condition Notice	None
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(e) Planning Contravention Notice	None
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(f) Other Notice relating to breach of planning control	None
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(g) Listed Buildings Repair Notice	None
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(h) In the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation	None
(i) A Building Preservation Notice	None
(j) A direction restricting permitted development	None
(k) An order revoking or modifying permission	None
(l) An order requiring discontinuance of use or alteration or removal of buildings or works	None
(m) A Tree Preservation Order	None
(n) Proceedings to enforce a planning agreement or planning contribution	None

Conservation Areas

15. Do the following apply in relation to the property- The making of the area a Conservation Area before 31st August 1974; or An unimplemented resolution to designate the area a Conservation Area?	No
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Compulsory Purchase

16. Has any enforceable order or decision been made to compulsorily purchase or acquire the property?	Not so far as is known
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Contaminated Land

17. 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- No

a) A contaminated land notice;

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; 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?

Entries in Register	Section	Reference	Description	Status	Date
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Informative

A negative reply does not imply that the property is free from contamination or from risk to it, and the reply may not disclose steps taken by another council in whose area adjacent or adjoining land is situated.

The Environment Act 1995 introduced a contaminated land regime forming part IIA of the Environmental Protection Act 1990 which became effective in April 2000. This change saw owner/occupiers become potentially liable for clean up costs as a Class 'B' "Appropriate Person."

Local Authorities are now responsible for preparation of reports on contamination in their respective areas and their subsequent local strategy. Local Authorities will intermittently inspect their areas in respect of contamination and take action against those seriously contaminated area. Registers of remediation notices and contaminated land identified under s.78R must also be kept. These registers do not form lists of contaminated sites; rather sites where Remediation Notices have been served. It is intended that information will also be included with regard to the condition of the land in question.

As part of the OneSearch Local Search we will inspect the remediation register where available

Radon Gas

18. Do records indicate that the property is in a "Radon Affected Area" as identified by the Health Protection Agency (a body established under section 1 of the Health Protection Agency Act 2004)?	No
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No. The property is in an area where less than 1% of homes are estimated to be at or above the Action Level.

Informative

"Radon Affected Area" means a part of the country with a 1% probability or more of present or future homes being above the Action Level. Such areas are designated by the Health Protection Agency which also advises Government on the numerical value of the "Radon Action Level" (the recommended maximum radon concentration for present homes expressed as an annual average concentration in the home. Radon concentrations above the Action Level should be reduced below it and become as low as reasonably practicable).

The areas are identified from radiological evidence and are periodically reviewed by the Health Protection Agency or its predecessor the National Radiation Protection Board. Existing homes in Affected Areas should have radon measurements. The present owner should say whether the radon concentration has been measured in the property; whether the result was at or above the Action Level and if so whether remedial measures were installed and whether the radon concentration was re-tested to assess the effectiveness of the remedy.

Radon preventative measures are required for new buildings in higher risk areas. For new properties the builder and/or the owners of properties built after 1988 should say whether protective measures were incorporated in the construction of the property.

The Search Company, OneSearch Direct have a contractual relationship with the following parties to the compilation of your Home Information Pack

HIP Provider: Sample Solicitors

Solicitor/Conveyancer: Sample Solicitors

The following individuals were responsible for inspecting relevant records and preparing this report on behalf of OneSearch Direct

Search Prepared by: A Searcher

Local Authority Records Inspected by: R Oadie

Notes

In this section "Subjects" means the property to which this Search Report relates.

The Search Company

1. This Search Report was prepared, and the search carried out, by OneSearch Direct Limited, (Company number SC230285), 1st Floor, Skypark SP1, 8 Elliot Place, Glasgow G3 8EP (referred to in these Notes as "OneSearch").
2. ONESEARCH Direct is a registered trade mark of SPH (Scotland) Ltd.
3. OneSearch maintain contractual relationships with various persons involved in the conveyancing process in the UK. OneSearch will disclose on the Search Report any personal or business relationship which it has with any person involved in the sale of the Subjects who is identified at the point of ordering the search. OneSearch cannot accept any liability for failing to disclose a relationship where the involvement of a person in the transaction was not made known to it at the time of ordering the search.

Terms for Preparation of Search

4. This Search Report does not consider whether all necessary consents have been obtained. Purchasing agents are advised to obtain the necessary documentation from the vendors.
5. The information in this Search Report has been prepared following a search of (a) publicly available property related information held by the relevant local authority; and (b) property related information derived from the relevant local authority held by OneSearch. The name and address of the relevant local authority is **Somewhere City Council, Civic Centre, High Street, Somewhere, Some County, EF1 2GH.** The address of OneSearch is set out in paragraph 1 above in this Notes section. Copies of relevant documents held by the relevant local authority can be obtained by contacting the relevant local authority at the said address. Fees and contact information for obtaining copies of such documents are available on request by contacting OneSearch on 0800 052 0117 or by e-mailing cs@onesearchdirect.co.uk The searches from which this Search Report was prepared were completed on the date this Search Report was issued (the said date of issue being the date set

Scope of Area Searched

6. Local Plan policies, proposals and recommendations: only those which apply directly to the Subjects of the search are disclosed.
7. Planning applications on the Subjects only, have been searched.
8. Where the Search Report shows "N/A" in response to any question that means the question could not be answered as the information was not made available by the relevant local authority. If, as a result, information in existence prior to the completion of the Search Report is not disclosed and this results in financial loss, a claim may be made under the insurance taken out by OneSearch. (See under Liability and Insurance below)

Definition of Search Terms

9. Definition of Search terms - roads
 - . Any road (as defined by the Highways Act 1980) or part thereof which has been taken over and is maintained by the local Roads Authority is denoted as Public.
 - . Any road (as defined by the Highways Act 1980) or part thereof which has not been taken over and is not maintained by the local Roads Authority is denoted as Private.

Legal Issues

10. The Search Report has been prepared with reasonable care and skill by staff trained and employed by OneSearch .
11. The seller of the Subjects or the person acting as his/her estate agent may copy the Search Report and include it in a Home Information Pack and otherwise copy it as required by the relevant legislation.
12. These terms are enforceable against OneSearch not only by the seller of the Subjects but also by the actual or potential purchaser of, or mortgage lender in respect of, the Subjects, in their own right.

13. Any queries or complaints regarding the content of the Search Report; the manner in which the search was prepared or completed; or the service provided by staff of OneSearch should be submitted in the first instance to the Customer Services Department by telephone on 0800 052 0117 or by emailing cs@onesearchdirect.co.uk. Claims may also be made under the relevant insurance. (See also under Liability and Insurance below.)

Liability and Insurance

14. Liability for, and financial compensation due in respect of, an error or omission in the Search Report caused by negligence on the part of OneSearch rests with OneSearch. OneSearch has taken out an insurance policy to cover this liability. A copy of that insurance policy is attached. In addition to providing coverage for errors and omissions in the Search Report caused by OneSearch's negligence, the said insurance policy provides coverage for financial loss arising from any inaccuracy in the Search Report, however that came about, including under the circumstances set out in paragraph 8 above. The said insurance is for the benefit of the seller, the potential or actual buyer and the mortgage lender in respect of the subjects and claims may be made under the policy directly by any of them. To make a claim, the relevant person should contact the insurers direct in the manner set out in the said policy.
15. You should be aware that the amount of financial compensation for which OneSearch may be liable in respect of this Search Report, and the liability under said insurance policy, is limited, as a maximum, to the amount the potential or actual buyer of the Subjects in question reasonably believed to be the value (for the purposes of residential use) of the Subjects at the time the Search Report was completed.
16. If the insurance company goes out of business, compensation may be available from the Financial Services Compensation Scheme (FSCS). The Financial Ombudsman Service may also provide help in resolving disputes involving insurance companies.
17. OneSearch is registered with the Property Codes Compliance Board as a subscriber to the Search Code. The Search Code's key commitments say that search organizations will:
- . Provide search reports which include the most up-to-date available information when compiled and an accurate report of the risks associated with the property
 - . Deal promptly with queries raised on search reports
 - . Handle complaints speedily and fairly
 - . At all times maintain adequate and appropriate insurance cover to protect you
 - . Act with integrity and ensure that all search services comply with relevant laws, regulations and industry standards

How search organizations keep to the Search Code is monitored independently by the Property Codes Compliance Board. And complaints under the Code may be referred to the Independent Property Codes Adjudication Scheme. This gives an extra level of protection as the service can award compensation of up to £5,000 for losses suffered as a result of the search organization failing to comply with the Code.

Yours Faithfully

ONESEARCH DIRECT

OneSearch Direct

Complaints Procedure

Information for customers

If you want to make a complaint, we will deal with it speedily and fairly. We will:

- Acknowledge your complaint within 5 working days of receipt
- Try and resolve your complaint fully within 4 weeks of receipt. If there are valid reasons for consideration of the complaint taking longer, we will keep you fully informed in writing or via telephone or email as you prefer and you will receive a response at the very latest within 8 weeks.
- Liaise with counselling organisations acting on your behalf, if you ask us to.
- Send you a final decision on the complaint in writing.

If you are not satisfied with the final decision, you may refer the complaint to the Independent Property Codes Adjudication Scheme (IPCAS) and we will give you contact details. We will co-operate fully with the independent adjudicator during the consideration of a complaint by the IPCAS and comply with any decision.

Complaints should be sent to:

cs@onesearchdirect.co.uk

or

Customer Services
OneSearch Direct
Skypark SP1
8 Elliot Place
Glasgow
G3 8EP

0800 052 0117



IMPORTANT PROTECTION

The Search Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders, who rely on property search reports carried out on residential property within the United Kingdom. It sets out the minimum standards which organizations compiling and/or selling search reports have to meet. This information is designed to introduce the Search Code to you.

By giving you this information, your search organization is confirming that they keep to the principles of the Search Code. This provides important protection for you.

The Code's Main Commitments

The Search Code's key commitments say that search organizations will:

Provide search reports which include the most up-to-date available information when compiled and an accurate report of the risks associated with the property

Deal promptly with queries raised on search reports

Handle complaints speedily and fairly

At all times maintain adequate and appropriate insurance cover to protect you

Act with integrity and ensure that all search services comply with relevant laws, regulations and industry standards

Keeping to the Search Code

How search organizations keep to the Search Code is monitored independently by the Property Codes Compliance Board. And complaints under the Code may be referred to the Independent Property Codes Adjudication Scheme. This gives you an extra level of protection as the service can award compensation of up to £5,000 to you if you suffer as a result of your search organization failing to keep to the Code.

Contact Details

The Property Codes Compliance Board.

Please contact:

Telephone - 020 7917 1817

Email - info@propertycodes.org.uk <<mailto:info@propertycodes.org.uk>>

You can also get more information about the Property Codes Compliance Board from our website at: www.propertycodes.org.uk <<http://www.propertycodes.org.uk>>

PLEASE ASK YOUR SEARCH ORGANISATION IF YOU WOULD LIKE A COPY OF THE FULL SEARCH CODE

STEWART TITLE LIMITED
Stewart House, Pynes Hill, Exeter, Devon, EX2 5AZ
PERSONAL LOCAL SEARCH INDEMNITY POLICY
BLOCK POLICY

Policyholder: SPH (Scotland) Limited
Policy Number: LSVP/0511/16900
Policy Date: 1 August 2007

This Block Policy of Insurance is granted to the Policyholder under which cover will be granted to an Insured in accordance with the details provided by the Policyholder on the Bordereau referred to within. Cover is subject to the Terms and Conditions and Exclusions of this Block Policy, and any Memoranda endorsed on the Policy. This Policy is effective from the Policy Date and continues until terminated. Cover to the Insured is granted from the date specified in the Bordereau.

Signed for and on behalf of
STEWART TITLE LIMITED

a

Authorised Signatory

DEFINITIONS:

In this Policy, the words and phrases listed below shall have the following meanings:-

Adverse Entry:	<p>Any matter which could have been disclosed in forms LLC1 and CON 29 Parts 1 and 2 (Law Society Copyright 2002 Edition as amended by the Law Society from time to time) which is in existence on or before the Effective Date and which adversely affects the value of the Property but which matter was not disclosed (a) by the Local Authority to the Organisation carrying out the Personal Search due to:-</p> <ul style="list-style-type: none">(i) the failure of the Local Authority to provide answers to the questions raised in the Personal Search either because of its failure to make the relevant registers available to the Organisation or a failure to supply relevant information because of its negligence or an error on its part ;or(ii) an incorrect reply being given to the Organisation by the Local Authority either because of its negligence or an error on its part <p>and therefore was not disclosed in the Personal Search; or</p> <p>(b) in the Personal Search to the Insured or anyone acting on behalf of the Insured due to an error or omission on the part of the Organisation.</p>
Bordereau:	<p>The form prescribed by the Company (as amended from time to time) completed by the Policyholder containing details of the transaction covered.</p>
Buyer or Potential Buyer:	<p>The Buyer is the person(s), corporate or incorporate body, named as Buyer in the exchanged contract for the purchase of the Property on whose behalf a Personal Search has been undertaken who relies upon a Personal Search carried out on behalf of the Seller of the Property by the Organisation. A Potential Buyer is one who relies upon a Personal Search carried out on behalf of the Seller of the Property by the Organisation in contemplation of buying the Property.</p>
Company	<p>Stewart Title Limited whose registered office is at Stewart House, Pynes Hill, Exeter EX2 5AZ Registered in England No: 2770166.</p>
Deficit:	<p>The amount by which the Lender's proceeds from sale are insufficient to discharge the outstanding balance under the Mortgage Advance as at the date of the sale of the Property inclusive of capital, interest and all costs and expenses properly incurred under the mortgage.</p>
Effective Date:	<p>For a purchase, the date of the Personal Search. For a remortgage the date of completion of the remortgage.</p>
Insured:	<p>For a purchase the Seller, referred to in the Endorsement, the Buyer and the Buyer's Lender and the Potential Buyer. For a remortgage the Lender only.</p>
Lender:	<p>The Lender under any deed of mortgage or legal charge made between a Buyer in a purchase or in a remortgage a borrower and the Lender by which a mortgage advance is secured on the Property .</p>
Local Authority:	<p>The statutory authority or authorities responsible for maintaining the registers forming the subject matter of the Personal Search.</p>
Market Value:	<p>The average of the estimates from two independent Valuers of the open market value (as defined from time to time in the guidelines issued by the Royal Institute of Chartered Surveyors) as at the date that the Company is notified of an Adverse Entry or the date of the sale of the Property by the Insured whichever is the earlier.</p>
Maximum Liability:	<ul style="list-style-type: none">(i) Where the transaction is a purchase the purchase price, or(ii) Where the transaction is a remortgage the mortgage advance, or(iii) The liability limit requested by the Insured or its advisors or agents(iv) £2,000,000.00 (unless otherwise agreed in writing) <p>whichever is the lesser</p>
Knowledge:	<p>Actual knowledge not imputed by statute.</p>

Property: A private residential dwellinghouse situated in England or Wales the address of which is stated in the Bordereau.

Personal Search A search requested by or on behalf of the Insured in the course of a specific purchase or mortgage or remortgage transaction in response to which the Organisation has undertaken the search and reported the same to the Insured or whoever has requested the search on the Insured's behalf.

COVER:

Where the Insured or Policyholder notifies the Company of an Adverse Entry and, in the case of a Buyer or Potential Buyer suffers a loss as detailed below and in the case of a Lender suffers a Deficit following the sale of the Property

the Company will indemnify:

- (i) The Buyer against a loss being
 - a. The difference between the Market Value of the Property without the Adverse Entry and the Market Value of the Property with the Adverse Entry;
 - b. The amount of any financial charge (s) registered as an Adverse Entry against the Property at the Effective Date;
 - c. Damages, costs and expenses which the Insured may sustain or incur in altering, demolishing and/or reinstating part of the Property ('the Works') in so far as the works are required by the Local Authority following successful enforcement action by it in connection with the Adverse Entry
 - d. Any costs which the Company requires the Insured to expend in mitigating the effect of the Adverse Entry
 - e. Any costs incurred by the Insured in establishing the Market Value which have been previously agreed in writing by the Company.

Where more than one person is included in the definition of Buyer the Company will indemnify the survivor(s) of them and the Personal Representatives of the Buyer subject to the Buyer's previous compliance and to their compliance with the Conditions of this Policy so far as they can apply.

- (ii) The Lender against the lesser of
 - a. The Deficit
 - b. That part of the Deficit which results directly from the difference between the Market Value of the Property without the Adverse Entry and the Market Value with the Adverse Entry

Provided always in either (i) or (ii) above that the liability of the Company shall not exceed the Maximum Liability and provided further that where, in a purchase scenario, both the Buyer and the Lender are the Insured payment to one party shall extinguish the liability of the Company under this Policy to the other.

- (iii) The Potential Buyer against any sums actually expended by the Potential Buyer in contemplation of buying the Property subject to the Maximum Liability.

EXCLUSIONS:

The Company shall not be liable to indemnify the Insured:

- a. In respect of any matter of which the Insured or his legal representative had Knowledge as at the Effective Date or
- b. In respect of any matter which is actually revealed by the Personal Search relating to questions referred to therein or
- c. In respect of any Adverse Entry which arises after the Effective Date or
- d. In respect of any matter which would not have been revealed in any answers to the questions raised in an LLC1 or CON 29 Parts 1 and 2.
- e. Where the cover is in respect of a remortgage the cover provided by this policy will be for the Lender only.

WARRANTIES:

It is warranted by the Organisation that it has supplied a Personal Search in response to a request therefor and that it has supplied a copy of the Policy to those Insured or their legal representatives requesting the same.

CONDITIONS:

1. The Insured, the Organisation or Policyholder shall notify the Company as soon as reasonably practicable of any Adverse Entry which comes to its attention and shall co-operate fully with all reasonable requests of the Company for information and documentation and shall, at the expense of the Company, take any action required by the Company to mitigate any loss or potential loss arising as a result of the Adverse Entry.
2. The Company shall be entitled following reasonable notice in writing to inspect the files and records of the Organisation or the Policyholder relating to this Policy and the Policyholder shall afford to the Company all reasonable assistance in this respect.
3. It is a condition precedent to any liability of the Company to make payment under the Policy that the Organisation, the Policyholder and Insured have observed the warranties and conditions of the Policy as they apply to them and that statements, answers and information supplied in or in connection with the cover provided by this Policy are true.
4. The Policy covers only those Personal Searches which have been declared to the Company in the Bordereau and sent to the Company within 21 days after the end of the calendar month in which the Effective Date falls together with the premium due.
5. If the Insured knowingly makes a claim which is false or fraudulent in any respect the cover provided under this Policy in respect of the Property which is the subject of the claim shall become void with immediate effect.
6. This Policy does not cover any loss which at the time of the loss is insured by any other policy of insurance other than any excess beyond the amount payable under such other policy.
7. Either party may terminate the Policy by giving to the other three calendar months notice in writing. All cover effected up to the date of termination will continue in full force and effect.

SUBROGATION UPON PAYMENT OR SETTLEMENT:

1. Subject to Clause 2. below whenever the Company shall have settled or paid a claim under this Policy, all rights of subrogation shall vest in the Company unaffected by any act of the Insured. The Company shall be subrogated to and be entitled to all rights and remedies that the Insured would have had against any person or property in respect of the claim had this Policy not been issued. The Insured shall, as soon as reasonably practicable after being requested in writing by the Company to do so, permit the Company to institute in the Insured's name any litigation required by the Company against any person firm or company including without limitation the institution of any appeal against any order made in such litigation.
2. In the event that a claim is settled by the Company, the Company shall waive all rights of subrogation it may have against the Insured. However, nothing in this clause shall prevent the Company making a claim against the Insured where:-
 - a. The Insured has acted fraudulently

COMPLAINTS PROCEDURE:

Any enquiry or complaint you may have regarding this insurance may be addressed to:-

**Stewart Title Limited
Stewart House, Pynes Hill
Exeter
EX2 5AZ
Telephone: 01392 680680**

If you are still dissatisfied with the way in which a complaint has been dealt with, you may contact the Insurance Ombudsman Bureau for assistance who address is:-

**Insurance Ombudsman Bureau
City Gate One
135 Park Lane
London
SE1 9EA**

MEMORANDUM OF ENDORSEMENT For Seller Cover

Definitions

The Definitions referred to below shall be read as being in addition to those given or where repeated for the purpose of the cover provided to the seller under this Policy as an alternative to those in the Policy

Seller: The Seller of the property who has requested and paid for the Personal Search in order to enable the sale of the Property to the Buyer;

Buyer: The person(s), corporate or incorporate body, named as Buyer in the exchanged contract for the purchase of the Property on whose behalf a Personal Search has been undertaken or who relies upon a Personal Search carried out on behalf of the seller of the Property by the Organisation and who has subsequently purchased the Property following receipt of the Personal Search.

Completion Date: The date upon which the sale of the Property to the Buyer completed

Offer Price: The lower of (i) the price agreed between the Seller and the Buyer for the sale of the Property prior to the Completion Date (ii) the highest valuation of the Property obtained by the Seller from an estate agent prior to marketing the property with the estate agent.

Sale Price: The price actually paid by the Buyer to the Seller for the Property on the Completion Date as detailed in the exchanged contract.

Seller Cover

The cover under this Policy will be extended to provide the additional cover referred to below namely that :-

The Seller shall have cover starting on the Completion Date for all losses which are a direct consequence of the Local Authority or the Organisation making an error in their reply by revealing a matter which should not have been revealed ('the Error') and which is the sole and direct cause of the Buyer renegotiating the Offer Price of the Property to the Sale Price and as a result of which renegotiation the Seller has suffered loss.

Exclusions

The Company shall be not liable to indemnify the Seller in respect of:

- (i) any Error not disclosed in the Personal Search
- (ii) any matter of which the Seller or his legal representative had Knowledge as at the date that contracts are exchanged with the Buyer for the purchase of the Property.
- (iii) any Adverse Entry which arises after the Effective Date
- (iv) The cover for the Seller shall not apply where the transaction is a remortgage

Conditions

All Conditions referred to in the Policy shall apply

Order Reference:A718475-1
Produced on:15 February 2008

Drainage and Water Enquiry

Responses as required by the Home Information Pack Regulations 2007

The information in this document refers to:

This document was produced by:

Geodesys
PO Box 485
Huntingdon
PE29 6YB

This document was ordered by:

Onesearch
Skypark SP1
8 Elliot Place
Glasgow
Glasgow
G3 8Ep

Customer reference:-----

For any queries relating to this report please contact our customer services team on 01480 323889, quoting order reference: A718475-1.

The following records were searched in compiling this report: the Map of Public Sewers, the Map of Waterworks, Water and Sewer billing records, Adoption of Public Sewer records, Building Over Public Sewer records, the Register of Properties subject to Internal Foul Flooding, the Register of Properties subject to Poor Water Pressure and the Drinking Water Register. All of these are held by Geodesys.

Katie Turner, Service Delivery Manager, is the person responsible in respect of the following:

- (i) any negligent or incorrect entry in the records searched;
- (ii) any negligent or incorrect interpretation of the records searched;
- (iii) any negligent or incorrect recording of that interpretation in the search report; and
- (iv) compensation payments



4001962



working on behalf of the water industry towards a sustainable future

The Law Society endorses the use of a residential drainage and water enquiry on all occasions where a property is being sold. With their unique knowledge of the water industry, the regional water companies of England & Wales are best placed to identify any risks relating to the location and ownership of public water mains and sewers before property purchases are completed.

We do accept that on occasions, customers may not be happy and seek clarification or confirmation that our records are correct. For such instances, the Water UK CON29DW group has developed a unified approach in dealing with customer enquiries and complaints, offering customers a set of minimum standards that would apply. These are listed below.

Water UK: Residential Drainage and Water Search Complaint Procedure

As a minimum standard, Geodesys:

- will endeavour to resolve any telephone contact or complaint at the time of the call, however, if that is not possible, we will advise you on how soon we can respond. If you are not happy with our initial response, we will advise you to contact us via email, fax or letter explaining the reasons why you are not satisfied;
- will investigate and research the matter in detail and provide a written response within 5 working days of receipt of your written complaint;
- will keep you informed of the progress and update you with new timescales if necessary, depending on the scale of investigation required;
- will pay you £36.00 (Exc. VAT) compensation regardless of the outcome of your complaint, if we fail to give you a written substantive response within 5 working days;
- will automatically refund your search fee if your complaint is found to be justified, or we have made any substantive errors that change the outcome in your search result. We will provide you with a revised search and also undertake the necessary action, as within our control, to put things right as soon as practically possible. Customers will be kept informed of the progress of any action required;
- will provide the search free of charge if your search takes us longer than 10 working days to complete and we have not communicated the reasons for the delay.

If you are still not satisfied with our response or action, we will refer the matter to a Senior Manager/Company Director for resolution.

Question 1 Interpretation of Drainage and Water Search

Answer Appendix 1 of this report contains definitions of terms and expressions identified in Part 1 of Schedule 8 of Statutory Instrument 2007 No 1667 - Housing, England and Wales - The Home Information Pack Regulations 2007.

Question 2 Enquiries and Responses

Answer This drainage and water search for-----, --,-----, --,----- complies with the requirements of Statutory Instrument 2007 No 1667 - Schedules 6 and 8 to regulation 8(l) as it contains the enquiries and the appropriate responses set out in Part 2 of Schedule 8.

The records were searched by Sam Kemp who has no, nor is likely to have, any personal or business relationship with any person involved in the sale of the property.

The report was completed by Sam Kemp who has no, nor is likely to have, any personal or business relationship with any person involved in the sale of the property.

This was requested on 14 February 2008 and completed on 15 February 2008

The Drainage and Water Report was prepared following examination of Anglian Water's records, and other summary records derived from the original. Section 3 of the attached Drainage and Water Enquiry (Domestic) Terms and Conditions details Anglian Water Services Limited trading as Geodesys' liability.

Geodesys has provided this Drainage and Water Report in line with its Terms and Conditions which are available on its website www.geodesys.com

Geodesys, has a robust and uniformly efficient complaints process. Formal complaints and queries can be made, by telephone on 01480 323889, in writing to Geodesys, Spencer House, Spitfire Close, Huntingdon, Cambs, PE29 6XY or by e-mail to customer.feedback@geodesys.com

Question 3 Where relevant, please include a copy of an extract from the public sewer map

Answer A copy of an extract of the public sewer map is included, showing the public sewers, disposal mains and lateral drains in the vicinity of the property.

Informative Public Sewers are defined as those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991.
The Sewerage Undertakers are not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
Sewers indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer, if any.
Assets other than public sewers may be shown on the copy extract for information.

Question 4 Does foul water from the property drain to a public sewer?

Answer Records indicate that foul water from the property drains to the public sewerage system.

Informative Sewerage Undertakers are not responsible for any private drains and sewers that connect the property to the public sewerage system, and do not hold details of these. The property owner will normally have sole responsibility for private drains serving the property. Responsibility may be shared with other users if the property is served by a private sewer which also serves other properties. Sewers may pass through land outside the control of the seller, therefore the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Question 5 Does surface water from the property drain to a public sewer?**Answer** Records indicate that surface water from the property does drain to the public sewerage system.**Informative** Sewerage Undertakers are not responsible for private drains and sewers that connect the property to the public sewerage system, and do not hold details of these.
The property owner will normally have sole responsibility for private drains serving the property. Responsibility may be shared with other users if the property is served by a private sewer which also serves other properties. Sewers may pass through land outside the control of the seller, therefore the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
In some cases, water company records do not distinguish between foul and surface water connections to the public sewerage system.
If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the company.
If surface water does not drain to the public sewerage system the property may have private facilities in the form of a soakaway or private connection to a watercourse.
An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.**Question 6 Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement? If so, what stage of the adoption process has been reached, and is the agreement supported by a bond?****Answer** The property is part of an established development and is not subject to an adoption agreement.**Informative** This enquiry is of interest to purchasers of new homes who will want to know whether or not the property will be linked to a public sewer.
Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of public drains and sewers for which they will hold maintenance and renewal liabilities.**Question 7 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?****Answer** The public sewer map indicates that there are no public sewers, disposal mains or lateral drains within the boundaries of the property. However, it has not always been a requirement for such public sewers, disposal mains or lateral drains to be recorded on the public sewer map. It is therefore possible for unidentified sewers, disposal mains or lateral drains to exist within the boundaries of the property.**Informative** The boundary of the property has been determined by reference to the Ordnance Survey record.**Question 8 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings with the property?****Answer** The public sewer map included indicates that there is a public sewer within 30.48 metres (100 feet) of a building within the boundary of the property. (See supplied extract from the public sewer map)**Informative** The presence of a public sewer within 30.48 metres (100 feet) of the building(s) within the boundary of the property can result in the local authority requiring a property to be connected to the public sewer.
The measure is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.
Sewers indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer.

Question 9 Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?

Answer There are no records in relation to any approval or consultation about plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. However, the sewerage undertaker might not be aware of a building or extension on the property over the vicinity of a public sewer, disposal main or drain.

Informative Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered.

Question 10 Where relevant, please include a copy of an extract from the map of waterworks

Answer A copy of an extract of the map of waterworks is included, showing water mains, resource mains or discharge pipes in the vicinity of the property.

Supplied by:
Anglian Water Customer Services
PO Box 770
Lincoln
LN5 7WX
Tel: 08457 145 145
www.anglianwater.co.uk

Informative The 'water mains' in this context are those which are vested in and maintainable by the water company under statute. Assets other than public water mains may be shown on the plan, for information only. Water companies are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller and the buyer may therefore wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal. If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Question 11 Is any water main or service pipe serving or which is proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?

Answer Records confirm that water mains or service pipes serving the development, of which the property forms part, are not the subject of an existing adoption agreement or an application for such an agreement.

Informative This enquiry is of interest to purchasers of new homes who will want to know whether or not the property will be linked to the mains water supply.

Question 12 Who are the sewerage and water undertakers for the area?

Answer Sewerage and water undertaker:
Anglian Water Customer Services
PO Box 770
Lincoln
LN5 7WX
Tel: 08457 145 145
www.anglianwater.co.uk

Question 13 Is the property connected to mains water supply?

Answer Records indicate that the property is connected to mains water supply.

Question 14 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?

Answer The map of waterworks does not indicate any water mains, resource mains or discharge pipes within the boundaries of the property.

Informative The boundary of the property has been determined by reference to the Ordnance Survey record. The presence of a public water main within the boundary may restrict further development within it. The Water company has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the company or its contractors needing to enter the property to carry out work.

Question 15 What is the current basis for charging for sewerage and water services at the property?

Answer The charges are based on actual volumes of water measured through a water meter. ("metered-supply")
The meter serial number is: 98M120957P
The property reference number is: 0013451613

Informative Water and sewerage Undertakers' full charges are set out in their charge schemes which are available from the company free of charge upon request.
On change of occupation, the Company may install a meter at the premises and base charges upon the measured tariff. The Company may also install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water for: watering the garden, other than by hand (this includes the use of sprinklers) Automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.
It is policy to meter all new water connections. This would result in charges being levied according to the measured tariff.

Question 16 Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?

Answer There will be no change in the current charging arrangements as a consequence of a change in occupation.

Informative Water and Sewerage Undertakers full charges are set out in their charges schemes which are available from the company free of charge upon request.
On change of occupation, the Company may install a meter at the premises and base charges upon the measured tariff. The Company may also install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water for: watering the garden, other than by hand (this includes the use of sprinklers) Automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.
It is policy to meter all new water connections. This would result in charges being levied according to the measured tariff.

Question 17 Is a surface water drainage charge payable?

Answer Records confirm that a surface water drainage charge is payable for the property at £32.00 per year.

Informative Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable. Where surface water charges are payable but upon inspection the property owners believe that surface water does not drain to the public sewerage system, application can be made to the water company to end surface water charges.

Question 18 Please include details of the location of any water meter serving the property

Answer Records indicate that the property is served by a water meter, which is not within the dwelling house which is or forms part of the property, and in particular is located IN PATH LHS OF DRIVE.

Question 19 Who bills the property for sewerage services?

Answer The property is billed for sewerage services by:
Anglian Water Customer Services
PO Box 770
Lincoln
LN5 7WX
Tel: 08457 145 145
www.anglianwater.co.uk

Question 20 Who bills the property for water services?

Answer The property is billed for water services by:
Anglian Water Customer Services
PO Box 770
Lincoln
LN5 7WX
Tel: 08457 145 145
www.anglianwater.co.uk

Question 21 Is the dwelling-house which is or forms part of the property at risk of internal flooding due to overloaded public sewers?

Answer The property is not recorded as being at risk of internal flooding due to overloaded public sewers.

Informative

A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (eg. Flat gradient, small diameter). Flooding as a result of temporary problems such as blockage, siltation, collapses, and equipment or operational failures are excluded.

"Internal flooding" from public sewers is defined as flooding which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.

"At Risk" properties are those that the water company is required to include in the Regulatory Register that is reported annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company's reporting procedure.

Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk register.

Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the company.

Public sewers are defined as those for which the company holds statutory responsibility under the Water Industry Act 1991. It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excluded flooding from private sewers and drains and the Company makes no comment upon this matter.

Question 22 Is the property at risk of receiving low water pressure or flow?

Answer Records confirm that the property is not recorded on a register kept by the water undertaker as being at risk of receiving low pressure or flow.

Informative "Low water pressure" means water pressure below the regulatory reference level which is the minimum pressure when demand on the system is not abnormal.

Water Undertakers are required to include in the Regulatory Register (that is reported annually to the Director General of Water Services) properties receiving pressure below the reference level, provided that allowable exclusions do not apply. (i.e. events which can cause pressure to temporarily fall below the reference level)

The reference level of service is a flow of 9 litres/minute at a pressure of 10 metres head on the customer's side of the main stop tap (mst). The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap.

The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served. For two properties, a flow of 18 litres/minute at a pressure of 10 metres head on the customers' side of the mst is appropriate. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS6700 or Institute of Plumbing handbook.

Allowable exclusions: The Company is required to include in the Regulatory Register properties receiving pressure below the reference level, provided that allowable exclusions listed below do not apply.

Abnormal demand: This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand which are normally expected. Water Undertakers should exclude from the reported DG2 figures properties which are affected by low pressure only on those days with the highest peak demands. During the report year companies may exclude, for each property, up to five days of low pressure caused by peak demand.

Planned maintenance: Water Undertakers should not report under DG2 low pressures caused by planned maintenance. It is not intended that water undertakers identify the number of properties affected in each instance. However, water undertakers must maintain sufficiently accurate records to verify that low pressure incidents that are excluded from DG2 because of planned maintenance are actually caused by maintenance.

One-off incidents: This exclusion covers a number of causes of low pressure: mains bursts; failures of company equipment (such as PRVs or booster pumps); firefighting; and action by a third party. However, if problems of this type affect a property frequently, they cannot be classed as one-off events and further investigation will be required before they can be excluded.

Low pressure incident of a short duration: Properties affected by low pressure which only occur for a short period, and for which there is evidence that incidents of a longer duration would not occur during the course of the year, may be excluded from the reported DG2 figures.

Question 23 Please include details of a water quality analysis made by the water undertaker for the water supply zone in respect of the most recent calendar year

Answer The analysis confirmed that all tests met the standards prescribed by the 2000 regulations or the 2001 regulations.

Informative **Anglian Water investigates all infringements of drinking water quality standards thoroughly and takes appropriate corrective actions to resolve any problems. If there was any risk to public health from the quality of drinking water supplied, the Company would inform customers immediately, advise them not to drink the water until the risk had been removed and would take appropriate steps to advise and protect their customers.**

For more detailed information, visit www.anglianwater.co.uk, or telephone 01480 323889 or write to Geodesys, PO Box 485, Huntingdon, Cambridgeshire, PE29 6TB.

Water companies have a duty to provide wholesome water that meets the standards of the Water Supply (Water Quality) Regulations 2000. However, the householder is responsible for any deterioration in water quality that is a result of the domestic distribution system (the supply pipe and the plumbing within the property) and results in the standards not being met.

In England and Wales these regulations implement the requirements of the European Drinking Directive 98/83/EC. The 2000 Regulations impose standards for a range of parameters, which are either health based to ensure the water is safe to drink or ensure the water is aesthetically acceptable. They also require that drinking water should not contain any element, organism or substance (whether or not a parameter) at a concentration or value which would be detrimental to public health.

Water quality is normally tested at the tap used for domestic consumption, usually the kitchen. However, the householder is responsible for any deterioration in water quality that is a result of a domestic water system (the supply pipe and the plumbing within the property) and results in the standards not being met.

If there are concerns that lead pipes within the property may be causing high levels of lead in your drinking water please contact your water company (Telephone Anglian Water Customer Services on: 08457 145 145) for further advice.

The water company undertakes a monitoring programme to establish water quality that includes random sampling from domestic properties. It will notify the consumers of any failures to meet the water quality standards that are due to the condition or maintenance of the domestic distribution system.

The data collected by the company is subject to external review by the drinking water inspectorate (DWI) and by local and health authorities. In addition to reviewing quality data the DWI also carry out audits during which any area of the company's operations can be examined.

Question 24 Please include details of any departures, authorised by the Secretary of State under Part 6 of the 2000 Regulations from the provisions of Part 3 of those Regulations; or authorised by the National Assembly for Wales under Part 6 of the 2001 Regulations from the provisions of Part 3 of those Regulations

Answer There are no such authorised departures for the water supply zone.

Informative Authorised departures are not permitted if the extent of the departure from the standard is likely to constitute a potential danger to human health.
Please contact your water company if you require further information.

Question 25 Please confirm the distance from the property to the nearest boundary of the nearest sewage treatment works

Answer The nearest sewage treatment works is 2.68 kilometres West of the property. The name of the sewage treatment works is SPROUGHTON-CHURCH L STW, which is the responsibility of Anglian Water.

Informative The nearest sewerage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated.
The Sewage undertaker's records were inspected to determine the nearest sewage treatment works. It should be noted, therefore, that there may be a private sewage treatment works closer than the one detailed above that has not been identified.

APPENDIX 1

GENERAL INTERPRETATION

(1) In this Schedule-

"the 1991 Act" means the Water Industry Act 1991(a);

"the 2000 Regulations" means the Water Supply (Water Quality) Regulations 2000(b);

"the 2001 Regulations" means the Water Supply (Water Quality) Regulations 2001(c);

"adoption agreement" means an agreement made or to be made under Section 51A(1) or 104(1) of the 1991 Act (d);

"bond" means a surety granted by a developer who is a party to an adoption agreement;

"bond waiver" means an agreement with a developer for the provision of a form of financial security as a substitute for a bond;

"calendar year" means the twelve months ending with 31st December;

"discharge pipe" means a pipe from which discharges are made or are to be made under Section 165(1) of the 1991 Act;

"disposal main" means (subject to Section 219(2) of the 1991 Act) any outfall pipe or other pipe which-

- (a) is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a sewerage undertaker or of any other person; and
- (b) is not a public sewer;

"drain" means (subject to Section 219(2) of the 1991 Act) a drain used for the drainage of one building or any buildings or yards appurtenant to buildings within the same curtilage;

"effluent" means any liquid, including particles of matter and other substances in suspension in the liquid;

"financial year" means the twelve months ending with 31st March;

"lateral drain" means-

- (a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or
- (b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under Section 102 of the 1991 Act or in an agreement made under Section 104 of that Act (e);

"licensed water supplier" means a company which is the holder for the time being of a water supply licence under Section 17A(1) of the 1991 Act(f);

"maintenance period" means the period so specified in an adoption agreement as a period of time-

- (a) from the date of issue of a certificate by a sewerage undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker's satisfaction; and
- (b) until the date that private sewer or lateral drain is vested in the sewerage undertaker;

"map of waterworks" means the map made available under section 198(3) of the 1991 Act (g) in relation to the information specified in subsection (1A);

"private sewer" means a pipe or pipes which drain foul or surface water, or both, from premises, and are not vested in a sewerage undertaker;

"public sewer" means, subject to Section 106(1A) of the 1991 Act(h), a sewer for the time being vested in a sewerage undertaker in its capacity as such, whether vested in that undertaker-

- (a) by virtue of a scheme under Schedule 2 to the Water Act 1989(i);
- (b) by virtue of a scheme under Schedule 2 to the 1991 Act (j);
- (c) under Section 179 of the 1991 Act (k); or
- (d) otherwise;

"public sewer map" means the map made available under Section 199(5) of the 1991 Act (l);

"resource main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of-

- (a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or
- (b) giving or taking a supply of water in bulk;

"sewerage services" includes the collection and disposal of foul and surface water and any other services which are required to be provided by a sewerage undertaker for the purpose of carrying out its functions;

"Sewerage Undertaker" means the Company appointed to be the sewerage undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated;

"surface water" includes water from roofs and other impermeable surfaces within the curtilage of the property;

"water main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a pipe for the time being vested in a person other than the water undertaker, which is used or to be used by a water undertaker or licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the undertaker or supplier, as distinct from for the purpose of providing a supply to particular customers;

"water meter" means any apparatus for measuring or showing the volume of water supplied to, or of effluent discharged from any premises;

"water supplier" means the Company supplying water in the water supply zone, whether a water undertaker or licensed water supplier;

"water supply zone" means the names and areas designated by a water undertaker within its area of supply that are to be its water supply zones for that year; and

"Water Undertaker" means the Company appointed to be the water undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated.

(2) In this Schedule, references to a pipe, including references to a main, a drain or a sewer, shall include references to a tunnel or conduit which serves or is to serve as the pipe in question and to any accessories for the pipe.

- (a) 1991 c.56.
- (b) S.I. 2000/3184. These Regulations apply in relation to England.
- (c) S.I. 2001/3911. These Regulations apply in relation to Wales.
- (d) Section 51A was inserted by Section 92(2) of the Water Act 2003 (c. 37). Section 104(1) was amended by Section 96(4) of that Act.
- (e) Various amendments have been made to Sections 102 and 104 by section 96 of the Water Act 2003.
- (f) Inserted by Section 56 of and Schedule 4 to the Water Act 2003.
- (g) Subsection (1A) was inserted by Section 92(5) of the Water Act 2003.
- (h) Section 106(1A) was inserted by Section 99 of the Water Act 2003.
- (i) 1989 c.15.
- (j) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.
- (k) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.
- (l) Section 199 was amended by Section 97(1) and (8) of the Water Act 2003.

DRAINAGE & WATER ENQUIRY (DOMESTIC)

TERMS AND CONDITIONS

The Customer, the Client and the Purchaser are asked to note these terms, which govern the basis on which this drainage and water report is supplied.

Definitions

"Company" means Anglian Water Services Limited trading as GEODESYS who produces the Report..

"Order" means any request completed by the Customer requesting the Report.

"Report" means the drainage and/or water report prepared by The Company in respect of the Property.

"Property" means the address or location supplied by the Customer in the Order.

"Customer" means the person, company, firm or other legal body placing the Order, either on their own behalf as Client, or, as an agent for a Client.

"Client" means the person, company or body who is the intended recipient of the Report with an actual or potential interest in the Property.

"Purchaser" means the actual or potential purchaser of the Property including their mortgage lender.

Agreement

- 1.1 The Company agrees to supply the Report to the Customer and the Client subject to these terms. The scope and limitations of the Report are described in paragraph 2 of these terms. Where the Customer is acting as an agent for the Client then the Customer shall be responsible for bringing these terms to the attention of the Client and the Purchaser.
- 1.2 The Customer, the Client and the Purchaser agree that the placing of an Order for a Report and the subsequent provision of a copy of the Report to the Purchaser indicates their acceptance of these terms.

The Report

2. Whilst the Company will use reasonable care and skill in producing the Report, it is provided to the Customer, the Client and the Purchaser on the basis that they acknowledge and agree to the following:
 - 2.1 The information contained in the Report can change on a regular basis so the Company cannot be responsible to the Customer, the Client and the Purchaser for any change in the information contained in the Report after the date on which the Report was produced and sent to the Client.
 - 2.2 The Report does not give details about the actual state or condition of the Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Property for any particular purpose, or relied upon for determining saleability or value, or used as a substitute for any physical investigation or inspection. Further advice and information from appropriate experts and professionals should always be obtained.
 - 2.3 The information contained in the Report is based upon the accuracy of the address supplied by the Customer or Client.
 - 2.4 The Report provides information as to the location & connection of existing services and other information required to comply with the provisions of the Home Information Pack Regulations in relation to drainage and water enquiries and should not be relied on for any other purpose. The Report may contain opinions or general advice to the Customer, the Client and the Purchaser. The Company cannot ensure that any such opinion or general advice is accurate, complete or valid and accepts no liability therefore.
 - 2.5 The position and depth of apparatus shown on any maps attached to the Report are approximate, and are furnished as a general guide only, and no warranty as to its correctness is given or implied. The exact positions and depths should be obtained by excavation trial holes and the maps must not be relied on in the event of excavation or other works made in the vicinity of The Company's apparatus.

Liability

- 3.1 The Company shall not be liable to the Client or the Purchaser for any failure defect or non-performance of its obligations arising from any failure of or defect in any machine, processing system or transmission link or anything beyond the Company's reasonable control or the acts or omissions of any party for whom the Company are not responsible.
- 3.2 Where a report is requested for an address falling within a geographical area where two different companies separately provide Water and Sewerage Services, then it shall be deemed that liability for the information given by either company will remain with that company in respect of the accuracy of the information supplied. A company supplying information which has been provided to it by another company for the purposes outlined in this agreement will therefore not be liable in any way for the accuracy of that information and will supply that information as agent for the company from which the information was obtained.
- 3.3 The Report is produced only for use in relation to individual domestic property transactions which require the provision of drainage and water information pursuant to the provisions of the Home Information Pack Regulations and cannot be used for commercial development of domestic properties or commercial properties for intended occupation by third parties. When the Report is used for land only transactions the Company's entire liability (except to the extent provided by clause 3.4) in respect of all causes of action arising by reason of or in connection with the Report (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall be limited to £5,000.
- 3.4 The Company shall accept liability for death or personal injury arising from its negligence.

Copyright and Confidentiality

- 4.1 The Customer, the Client and the Purchaser acknowledge that the Report is confidential and is intended for the personal use of the Client and the Purchaser. The copyright and any other intellectual property rights in the Report shall remain the property of the Company. No intellectual or other property rights are transferred or licensed to the Customer, the Client or the Purchaser except to the extent expressly provided.
- 4.2 The Customer or Client is entitled to make copies of the Report but may only copy Ordnance Survey mapping or data contained in or attached to the Report, if they have an appropriate licence from the originating source of that mapping or data.
- 4.3 The Customer, the Client and the Purchaser agree (in respect of both the original and any copies made) to respect and not to alter any trademark, copyright notice or other property marking which appears on the Report.
- 4.4 The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.
- 4.5 The Customer, the Client and the Purchaser agree to indemnify the Company against any losses, costs, claims and damage suffered by the Company as a result of any breach by either of them of the terms of paragraphs 4.1 to 4.4 inclusive.

Payment

5. Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by the Company, without any set off, deduction or counterclaim. Unless the Customer or Client has an account with the Company for payment of Reports, the Company must receive payments for Reports in full before the Report is produced. For Customers or Clients with accounts, payment terms will be as agreed with the Company.

General

- 6.1 If any provision of these terms is or becomes invalid or unenforceable, it will be taken to be removed from the rest of these terms to the extent that it is invalid or unenforceable. No other provision of these terms shall be affected.
- 6.2 These terms shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.
- 6.3 Nothing in these terms and conditions shall in any way restrict the Customer's, the Client's or the Purchaser's statutory or any other rights of access to the information contained in the Report.
- 6.4 These terms and conditions may be enforced by the Customer, the Client and the Purchaser.



Title Information

Section 05

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



OFFICIAL COPY OF REGISTER ENTRIES

This official copy shows the entries subsisting on the register on
01 December 2006 at 16:19:20.

This date **must be quoted as the 'search from date' in any official search**
application based on this copy.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence
to the same extent as the original.

Issued on 01 December 2006.

This title is dealt with by **Land Registry, Plymouth Office.**

Land Registry

Title Number :

Edition Date :

A: Property Register

This register describes the land and estate comprised in the title.

BATH AND NORTH EAST SOMERSET

- 1 (01.10.2001) The Freehold land shown edged with red on the plan of
the above Title filed at the Registry and being A Property, An Address,
- 2 (01.10.2001) The mines and minerals together with ancillary powers of
working are excepted.
- 3 (01.10.2001) The land in this title has the benefit of the rights
granted by a Deed dated 15 August 1975 made between (1) A Person
and A.N. Other (2) Further person and (3) A. N Other

-NOTE: Copy in Certificate.

B: Proprietorship Register

*This register specifies the class of title and identifies the owner. It
contains any entries that affect the right of disposal.*

Title Absolute

- 1 (13.02.2004) PROPRIETOR: A.N. Owner of
A Property.
- 2 (13.02.2004) RESTRICTION: No disposition by a sole proprietor of
the registered estate (except a trust corporation) under which capital
money arises is to be registered unless authorised by an order of the
court.
- 3 (13.02.2004) The Transfer to the proprietor contains covenants in
respect of the Charge dated 5 October 2001 referred to in the Charges
Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

Title Number :

- 1 (01.10.2001) The land in this title is subject to the rights granted by a Deed dated 23 June 1995 made between (1) A.N. Owner (2) A.N.Other

The said Deed also contains restrictive covenants by the grantor.

-NOTE: Copy in Certificate. Copy filed.

- 2 (07.11.2001) REGISTERED CHARGE dated 5 October 2001 to secure the moneys including the further advances therein mentioned.
- 3 (07.11.2001) Proprietor: #A Company# (Co. Regn. No. xxxxxx) of An Address.
- 4 (07.11.2001) The Charge Certificate relating to the charge dated 5 October 2001 in favour of A Company is retained in HM Land Registry (Section 63 of the Land Registration Act 1925).

END OF REGISTER

NOTE 1: The date at the beginning of an entry is the date on which the entry was made in the Register.

NOTE 2: Symbols included in register entries do not form part of the register and are used by Land Registry for internal purposes only.



These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy shows the state of the title plan on 01 December 2006 at 16:19:20.

It may be subject to distortions in scale.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

Issued on 01 December 2006. This title is dealt with by the Land Registry, PLYMOUTH office.

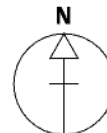
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.





TITLE NUMBER

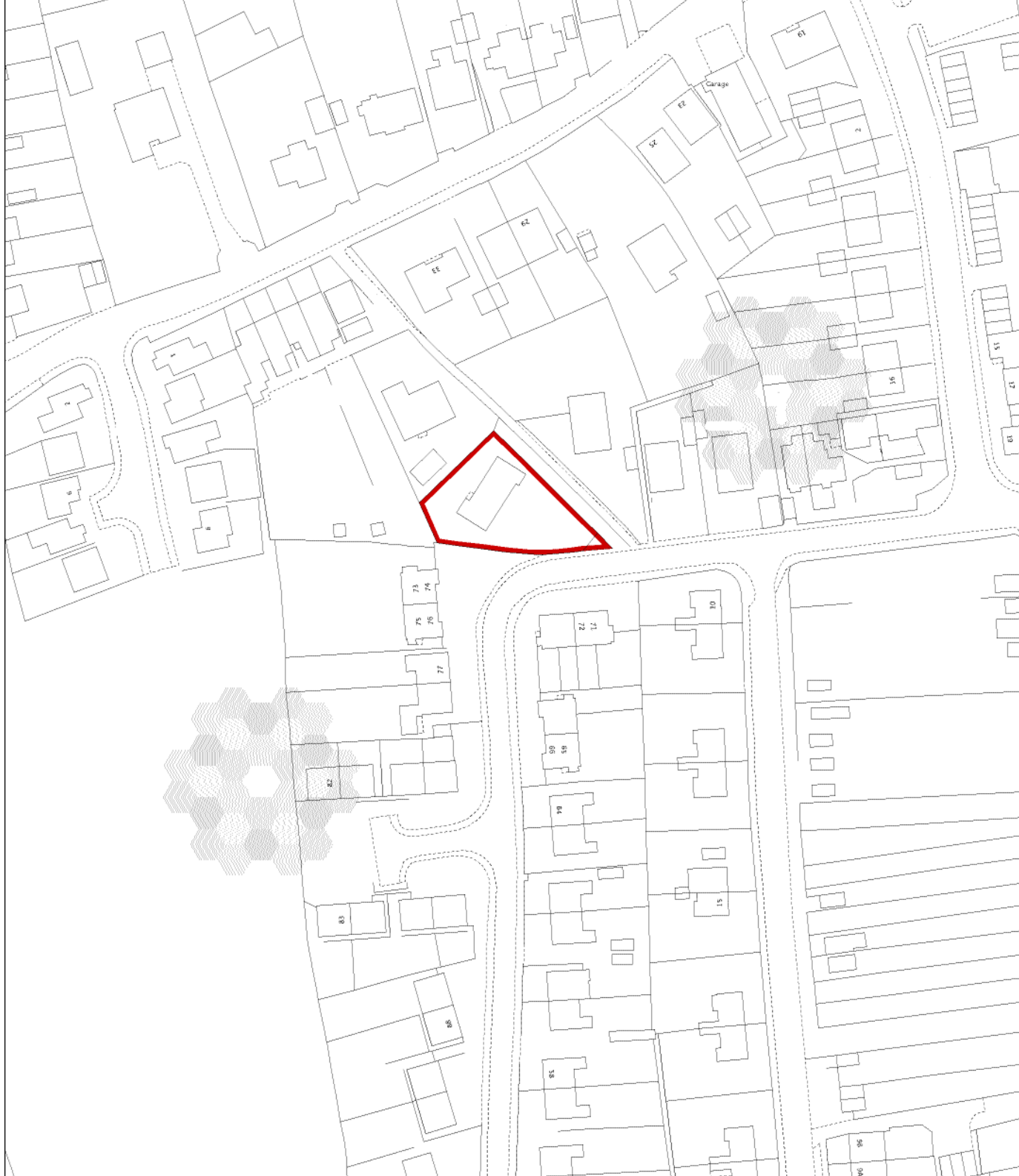


BATH AND NORTH EAST SOMERSET

ORDNANCE SURVEY MAP REFERENCE:

SCALE: 1:1250

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Leasehold & Share of Freehold Documents

Section 06

This section is not applicable to this property and has been left blank.

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