

Home Information Pack

180 Marlow Bottom
Marlow
Buckinghamshire
SL7 3PP

Loric Energy Consultants
Henley on Thames
Oxfordshire



Index

180 Marlow Bottom
Marlow
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SL7 3PP

Column 1 Home Information Pack document	Column 2 Included	Column 3 If it is a required document for your property: Confirmation that proof of the request for the document is included (for documents required within 28 days of marketing) reason why not included; steps being taken to obtain it; date when it is expected to be obtained; any reason for further delay and further date by which the document is expected.
1. Index	Yes	
2. Energy Performance Certificate	Yes	
3. Sale Statement	Yes	
4. Property Information Questionnaire	Yes	
Evidence of Title		
5. Copy of the Official individual register	Yes	
6. Copy of the Official title plan	Yes	
Standard Searches		
7. Local Authority Search	Yes	
8. Drainage & Water Report	Yes	

Energy Performance Certificate

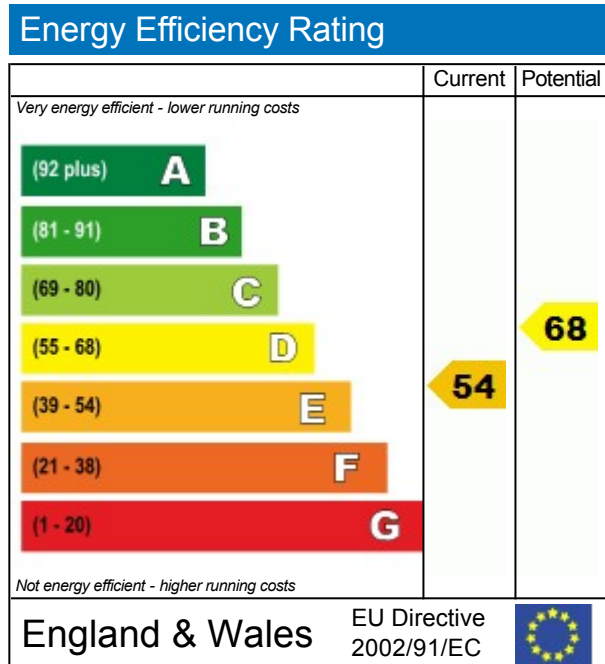
Energy Performance Certificate



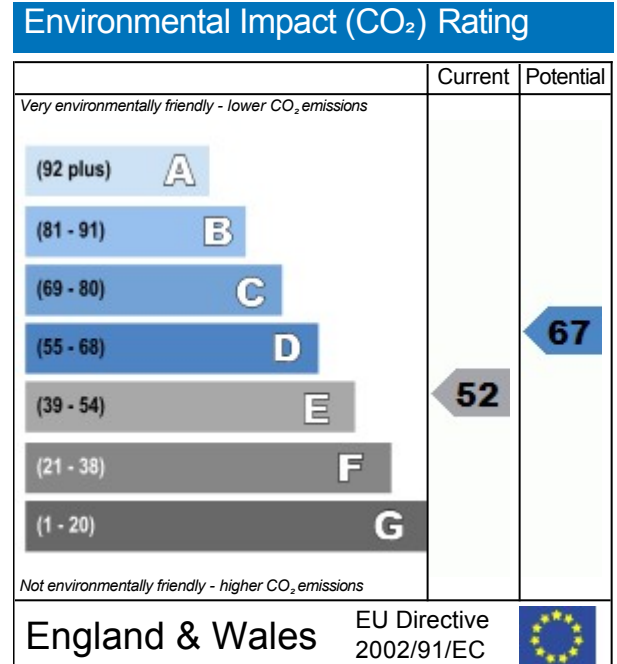
180, Marlow Bottom
MARLOW
SL7 3PP

Dwelling type: Detached bungalow
Date of assessment: 23 October 2009
Date of certificate: 25-Oct-2009
Reference number: 8331-6120-6729-3967-1026
Type of assessment: RdSAP, existing dwelling
Total floor area: 135 m²

This home's 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 are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

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

	Current	Potential
Energy use	310 kWh/m ² per year	212 kWh/m ² per year
Carbon dioxide emissions	6.5 tonnes per year	4.4 tonnes per year
Lighting	£138 per year	£ 69 per year
Heating	£935 per year	£ 691 per year
Hot water	£192 per year	£ 137 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



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.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by the NHER Accreditation Scheme, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: NHER003792

Assessor's name: Mr Richard Garland

Company name/trading name: Loric Energy Consultants Ltd

Address: Brakspear Mews, Flat, 1 47 New Street, Henley on Thames, Oxfordshire, RG9 2BP

Phone number: 07880 734200

Fax number:

E-mail address: cckx44b@hotmail.com

Related party disclosure: No related party

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at www.nher.co.uk together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 46).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings on the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Visit the Department for Communities and Local Government website at www.communities.gov.uk/epbd to:

- Find how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged - the Department is the controller of the data on the register for Data Protection Act 1998 purposes
- Learn more about energy efficiency and reducing energy consumption.

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com

Recommended measures to improve this home's energy performance

180, Marlow Bottom
MARLOW
SL7 3PP

Date of certificate: 25-Oct-2009
Reference number: 8331-6120-6729-3967-1026

Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology against the following scale: Very poor / Poor / Average / Good / Very good. The assessment does not take into consideration the physical condition of any element. "Assumed" means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, as built, no insulation (assumed)	Poor	Poor
	Cavity wall, as built, insulated (assumed)	Good	Good
Roofs	Roof room(s), ceiling insulated	Average	Average
	Roof room(s), insulated	Good	Good
Floor	Solid, no insulation (assumed)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Boiler and radiators, mains gas	Average	Good
Main heating controls	Programmer, room thermostat and TRVs	Good	Good
Secondary heating	Room heaters, wood logs	-	-
Hot water	From main system	Average	Good
Lighting	No low energy lighting	Very poor	Very poor
Current energy efficiency rating		E 54	
Current environmental impact (CO₂) rating		E 52	

Low and zero carbon energy sources

The following low or zero carbon energy sources are provided for this home:

- Biomass secondary heating

Recommendations

The measures below are cost effective. 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 (up to £500)	Typical savings per year	Performance ratings after improvements	
		Energy efficiency	Environmental impact
1 Cavity wall insulation	£ 76	D 57	D 55
2 Low energy lighting for all fixed outlets	£ 51	D 59	D 56
Sub-total	£ 127		
Higher cost measures			
3 Replace boiler with Band A condensing boiler	£ 241	D 68	D 67
Total	£ 368		
Potential energy efficiency rating		D 68	
Potential environmental impact (CO₂) rating		D 67	

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. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts.

4 Solar water heating	£ 26	C 69	C 69
5 Solar photovoltaic panels, 2.5 kWp	£ 167	C 77	C 76
Enhanced energy efficiency rating		C 77	
Enhanced environmental impact (CO₂) rating		C 76	

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 a reduction in carbon dioxide (CO₂) emissions.

About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

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 before carrying out DIY improvements.

1 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home. They should also provide a guarantee for the work and handle any building control issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

Higher cost measures (typically over £500 each)

3 Band A condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance. Ask a qualified heating engineer to explain the options.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

4 Solar water heating

A solar water heating 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. The Solar Trade Association has up-to-date information on local installers and any grant that may be available.

5 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and on any grant that may be available. Planning restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is appropriately qualified and registered as such with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance.

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure that you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- 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.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.

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.energysavingtrust.org.uk.

¹ For information on approved competent persons schemes enter "existing competent person schemes" into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012.

Sale Statement

Sale Statement

180 Marlow Bottom
Marlow
Buckinghamshire
SL7 3PP

	Statement
1. Property type	House (incl. bungalow)
2. The property is (or will be):	Freehold
3. The title to the interest in the property being sold is:	The whole of a registered estate
4. Name(s) of seller:	WAYNE CALVIN HOWELL and SUSAN DOROTHY HOWELL
5. The capacity of the seller:	The owner or owners
6. The property is being sold:	With vacant possession

Property Information Questionnaire

Property Information Questionnaire

PIQ Information

This form should be completed by the seller. The seller may be the owner or owners; a representative with the necessary authority to sell the property for an owner who has died; a representative with the necessary authority to sell the property for a living owner (e.g. a power of attorney) or be selling in some other capacity. The form should be completed and read as though the questions were being answered by the owner.

If you are the seller, you should be aware -

- Answers given in this form should be truthful and accurate to the best of your knowledge. The questions have been designed to help the smooth sale of your home. Misleading or incorrect answers are likely to be exposed later in the conveyancing process and may endanger the sale.
- Information included in this form does not replace official documents or legal information. You should be prepared to provide such documents on request in support of the answers given in this form.
- If you hold any guarantees for work on your property, your buyer's conveyancer is likely to ask for evidence, which it is in your interests to make available as soon as possible.
- If anything changes to affect the information given in this form prior to the sale of your home, you should inform your conveyancer or estate agent immediately.

If you are an estate agent you should be aware -

- This form should be completed by the seller but it is your responsibility to ensure that it is included in the Home Information Pack.
- The Property Misdescriptions Act 1991 does not apply where the form has been completed solely by the seller.

If you are the buyer you should be aware -

- This information contained in this document should have been completed truthfully and accurately by the seller. However, the information only relates to the period during which the seller has owned the property (see question 1) and does not replace official documents or legal information and you should confirm any information with your conveyancer.

The seller must provide the information set out in Part 1 of this questionnaire.

Where the property being sold is a leasehold property, the seller must also complete Part 2 of this questionnaire.

All Properties

a. The postal address of the property	180 Marlow Bottom, Marlow, Buckinghamshire
b. The postcode of your property	SL7 3PP
c. The name of the seller(s)	Wayne Calvin & Susan Dorothy Howell
d. The date the PIQ was completed	18th October 2009
1. When was the property purchased?	Oct 1988
2. Is your property a listed building or contained in a listed building?	No
3. What council tax band is the property in? <i>[Note: Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale]</i>	F
4. What parking arrangements exist at your property?	Garage

Driveway

Other issues affecting the property

5. Has there been any damage to your property as a result of storm or fire since you have owned it?

No

5a. If "yes", please give details.

6. If you have answered "yes" to question 5, was the damage the subject of an insurance claim?

6a. If "yes", please state whether any of these claims are outstanding.

7. Are you aware of any flooding at your property since you have owned it or before?

No

7a. If "yes", please give details.

8. Have you checked the freely available flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/subjects/flood/>)?

No

8a. If "yes", please give details.

9. Has there been any treatment of or preventative work for dry rot, wet rot or damp in the property since you have owned the property?

No

9a. If "yes", please give details of any guarantees relating to the work and who holds the guarantees.

Utilities and Services

10. Is there central heating in your property?

Yes

10a. If "yes", please give details of the type of central heating (examples: gas-fired, oil fired, solid fuel, liquid gas petroleum).

gas fired

11. When was your central heating or other primary heating system last serviced?

Last serviced: March 2009
Report available:

12. When was the electrical wiring in your property last checked?

Not serviced

13. Please indicate which services are connected to your property:

Electricity
Gas
Water mains or private water supply
Drainage to public sewer
Telephone
Cable TV or Satellite
Broadband

Changes to the property

14. Have you carried out any structural alterations, additions or extensions (e.g. provision of an extra bedroom or bathroom) to the property?

Yes

14a. If "yes", please give details of the nature of the work

Front & Rear ground floor extensions.

	Extensive demolition and re-building of first floor
14b. Was building regulation approval obtained?	Yes
14c. Was planning permission obtained?	Yes
14d. Was listed building consent obtained?	No
If the response was "no" for any of (b) to (d), please state why not (e.g. "not required" or "work completed under approved person scheme").	not required
15. Have you had replacement windows, doors, patio doors or double glazing installed in your property?	Yes
15a. If "yes", please give details of changes and guarantees, if held.	As part of the extensions development, all existing and new window reveals contain double-glazed panes within hard-wood surrounds. Manufacturer guarantees expired.
Access	
16. Do you have right of access through any neighbouring homes, buildings or land?	No
16a. If "yes", please give details.	
17. Does any other person have a right of access through your property?	Yes
17a. If "yes", please give details.	Unsure of legal situation, however our neighbour's foul sewer joins with our own within our driveway, with a single sewer pipe extending to the public sewer at our boundary
18. Is your property a leasehold property?	No

Evidence of Title

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 of title

Title number BM131528

Edition date 04.03.2003

- This official copy shows the entries on the register of title on 17 Oct 2009 at 16:21:05.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 17 Oct 2009.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1-A *guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Leicester Office.

A: Property Register

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

BUCKINGHAMSHIRE : WYCOMBE

- 1 (06.01.1989) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 180 Marlow Bottom Road, Marlow, (SL7 3PP).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 19 December 1966 referred to in the Charges Register.

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 (06.01.1989) Proprietor: WAYNE CALVIN HOWELL and SUSAN DOROTHY HOWELL of 180 Marlow Bottom Road, Marlow Bottom, Buckinghamshire SL7 3PP.

C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 14 June 1928 made between (1) Charles John Brake and (2) William Charles Shuffill contains the following covenants:-

"And the said William Charles Shuffill hereby covenants with the said Charles John Brake that he the said William Charles Shuffill his heirs and assigns

.....

C: Charges Register continued

will not erect place or use or permit to be erected placed or used upon any part of the said land any wooden hut shed or caravan or house on wheels adapted for or intended as a dwelling or sleeping room And also will not erect any building on the said land nearer the said road than Twenty feet And also will not carry on or permit to be carried on upon the said land any noxious noisome or offensive trade business occupation or manufacture And also will not excavate or dig any chalk sand gravel brick earth or any other substrata from the said land except in the course of laying the foundations of the houses or outbuildings so to be erected thereon or for use in erecting such buildings And also will not use any traction engines upon any roads abutting upon or in any way forming an approach to the said land."

- 2 A Conveyance of the land in this title dated 19 December 1966 made between (1) William Edward Vann and (2) Reginald Hallford and Lily Hallford contains restrictive covenants.

NOTE: Copy in Certificate.

- 3 (06.01.1989) REGISTERED CHARGE dated 28 October 1988 to secure the moneys including the further advances therein mentioned.

- 4 Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN3B 1NW.

- 5 (04.03.2003) REGISTERED CHARGE dated 26 February 2003 to secure the moneys including the further advances therein mentioned.

NOTE: The proprietor of this charge is obliged to make further advances in accordance with the mortgage terms and conditions.

- 6 (04.03.2003) Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN3B 1NW.

- 7 (04.03.2003) The Charge Certificate relating to the charge dated 26 February 2003 in favour of Nationwide Building Society is retained in Land Registry (Section 63 of the Land Registration Act 1925).

End of register

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 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 official copy is issued on 17 October 2009 shows the state of this title plan on 17 October 2009 at 16:21:05. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - *Title Plans and Boundaries*.

This title is dealt with by the Land Registry, Leicester Office .

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H.M. LAND REGISTRY		TITLE NUMBER	
		BM131528	
ORDNANCE SURVEY PLAN REFERENCE	SU 8488	SECTION J	Scale 1/1250 Enlarged from 1/2500
COUNTY BUCKINGHAMSHIRE	DISTRICT WYCOMBE		© Crown copyright 1987

GREAT MARLOW



Local Authority Searches



FastSearch Limited

Tel: 01494 863392 Fax: 01494 866203 Email: enquiries@fastsearchltd.com
Web: www.fastsearchltd.com

PERSONAL LOCAL AUTHORITY SEARCH REPORT

Search Instructed By: Mr C Yates
Property Web Solutions Ltd.
Acorn Nursery
Milton Road
Stadhampton
Oxon OX44 7XX

Property / Land Searched: 180 Marlow Bottom Road
Marlow Bottom
Marlow
Buckinghamshire
SL7 3PP

Client Reference: PWS98591

Search Conducted By: Andy Hale
Search Prepared By: Andy Hale
FastSearch Limited
Erindale, Nairdwood Lane
Prestwood, Great Missenden
Buckinghamshire. HP16 0QQ

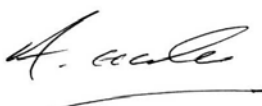
Instruction Received: 17th October 2009

Search Date: 22nd October 2009

Delivered by Email: 23rd October 2009



ENQUIRIES OF THE LOCAL AUTHORITY – CON29 “REQUIRED” (2007 Edition)

(A) Search Conducted at: (Local Authority)	(B) Land / Property
<p>Name: Wycombe District Council</p> <p>Address: Queen Victoria Road High Wycombe Buckinghamshire HP11 1BB</p>	<p>Address: 180 Marlow Bottom Road Marlow Bottom Marlow Buckinghamshire SL7 3PP</p>
(C) Other roadways, footways and footpaths in respect of which a reply at Enquiry 2 is required:	(D) Attachments
<p>Details:</p>	<p>Optional Enquiries / Additional Searches: Drainage & Water Search</p>
(E) Fees	(F) Reply To:
<p>Payable by: Property Web Solutions Ltd Acorn Nursery, Milton Road, Stadhampton, Oxon. OX44 7XX</p>	<p>Name: Mr C Yates Address Property Web Solutions Ltd Acorn Nursery, Milton Road, Stadhampton, Oxon. OX44 7XX</p>
(G)	(H) For HIP regulations compliance only
<p>The following questions have not been answered as this information has not been made available by the Local Authority.</p> <p>All questions have been answered</p>	<p>a) Name of Vendor: Wayne Calvin & Susan Dorothy Howell</p> <p>b) Name of Estate Agent: Not Supplied</p> <p>c) Name of HIP Provider: Property Web Solutions</p> <p>d) Name of Solicitor/Conveyancer: Not Supplied</p> <p>FastSearch has a contractual relationship / personal relationship with: Property Web Solutions</p>
Account No: PWS001	Client Ref: PWS98591
<p>Signed:</p>  <p>On behalf of FastSearch Limited Dated: 22nd October 2009</p>	<p><i>Your personal data will be handled strictly in accordance with the requirements of the Data Protection Act. We require it to pass on to the relevant Authority(ies) in order to carry out the necessary searches.</i></p>

This report has been prepared following a search of property-related information held by the above Local Authority including, for example, local land charges, planning and roads data. Copies of records identified in this report can be obtained direct from the Local Authority.

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ENQUIRIES OF THE LOCAL AUTHORITY – CON29 “REQUIRED” (2007 Edition)

1. PLANNING AND BUILDING REGULATIONS

1.1 Decisions and pending applications

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

- | | | |
|-----|--|--|
| (a) | A planning permission; | See part 3 of the register & page 15 for planning applications / permissions affecting the property |
| (b) | A listed building consent; | <i>None</i> |
| (c) | A conservation area consent; | <i>None</i> |
| (d) | A certificate of lawfulness of existing use or development; | <i>None</i> |
| (e) | A certificate of lawfulness of proposed use or development; | <i>None</i> |
| (f) | Building regulation approval; | See page 14 for building control |
| (g) | A building regulation completion certificate; and | See page 14 for completion certificates |
| (h) | Any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme? | <i>None</i> |
| | How can copies of any of the above be obtained? | <i>On application to the Local Planning Authority</i> |

Please note:

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

Please refer to the appendices section from page 11 of this report to view a copy of the register of local land charges. There are 4 registrations.

1.2 Planning designations and proposals

What designations of land use for the property or the area, and what specific proposals for the property, are contained in any current adopted or proposed development plan?

Details of proposals, policies and constraints which determine land use in the location of the property and the surrounding area.

As detailed in the Wycombe District Local Plan to 2011 adopted on January 19th 2004, and updated September 2007. Also includes the Core Strategy Document adopted 7th July 2008.

We have also included any site allocations and proposals detailed in the ongoing Local Development Framework Consultation updated June 2009.

Policy No:	Policy Title
The property is located in an area in which the following policies and / or proposals apply	
	Airfield Safeguard Zone – Booker
A4	Article 4 Directions - Certain structures used for production of poultry or eggs - refer to Order & GDO 1950.
L1	Chilterns Area of Outstanding Natural Beauty In considering proposals for any development within the Chilterns AONB, special attention will be paid to the conservation of its scenic beauty and to any wildlife interest. Development will not be permitted if it is likely to damage the special character, appearance or natural beauty of the landscape or the future public enjoyment of the area.
T2	Accessibility Zone 5 Development proposals will be required to make provision for on- site parking. The overall scale of new provision shall not exceed and may be below that set out in the adopted maximum standards contained in appendix 9 of the local plan. Servicing vehicle provision shall, if possible, be made on-site and be adequate for the intended land use, the access arrangements and the location. Centralised residential parking provision shall be close to the dwellings that it would serve and should be secure, convenient and be designed and laid out in such a way as to be physically and visually integrated with the overall scheme of development.
<i>Policies and / or proposals within 200m:</i>	
GB2	Green Belt (Abutting the rear boundary & 110m west) (1) The boundaries of the green belt are defined on the proposals map. (2) Within the green belt development will not be permitted, unless there are very special circumstances, for any purpose other than those detailed in the local plan

Please note:

- (1) This reply reflects policies or proposals in any existing development plan and in any formally proposed alterations or replacement plan, but does not include policies contained in planning guidance notes.
- (2) The Adopted Local Plan including the Adopted Alterations to it contain a range of policies to guide and control development. The policies which could be relevant are numerous and depend on the type of development proposed. If you are proposing a change of use or other development as defined in planning legislation, you are advised to contact the Local Authority's Planning and Environmental Department to identify the relevant Local Plan Policies.

2. ROADS

Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:

- | | |
|--|---------------------------|
| (a) Highways maintainable at public expense | Marlow Bottom Road |
| (b) Subject to adoption and, supported by a bond or bond waiver. | None |
| (c) To be made up by a local authority who will reclaim the cost from the frontagers; or | None |
| (d) To be adopted by a local authority without reclaiming the cost from the frontagers? | None |

Please note: The reply to this enquiry is restricted to highways maintainable at the public expense within the meaning of the Highways Act 1980 (Section 36). If the road, footpath or footway is not publicly maintained the Council will not express an opinion as to what rights of access exist over it. An affirmative reply does not imply that the public highway directly abuts the boundary of the property

3. OTHER MATTERS

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? How can copies of relevant documents be obtained?	<i>Copies can be obtained on application to the Local Planning Authority</i>
---	--

3.1. Land required for Public Purposes

Is the property included in land required for public purposes?	<i>No</i>
--	-----------

3.2. Land to be acquired for Road Works

Is the property included in land to be acquired for road works?	<i>No</i>
---	-----------

3.3. Drainage Agreements and Consents

Do either of the following exist in relation to the property:

- | | |
|---|-----------------------|
| (a) An agreement to drain buildings in combination into an existing sewer by means of a private sewer; or | <i>See note below</i> |
| (b) An agreement or consent for (i) a building, or (ii) extension to a building on the property, to be built over, or in the vicinity of a drain, sewer or disposal main? | <i>See note below</i> |

Please note: The Council no longer answers questions relating specifically to drainage. Enquiries about drainage should be made of the local sewerage undertaker

Informative: We recommend that you contact the Water Company responsible for providing services to the location of the property and/or requisition an official CON29DW. The Water Company for the region is Thames Water Utilities Ltd, Property Insight, PO Box 3189, Slough SL1 4WW. DX 151280 Slough 13. T: 0118 925 1504. F: 0118 923 6655/57. E searches@thameswater.co.uk, www.twpropertyinsight.co.uk

3.4. Nearby Road Schemes

Is the property (or will it be) within 200 metres of any of the following:

- | | |
|--|-----------|
| (a) The centre line of a new trunk road or special road specified in any order, draft order or scheme; | <i>No</i> |
| (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; | <i>No</i> |

- | | | |
|-----|---|-----------|
| (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; | <i>No</i> |
| (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; | <i>No</i> |
| (e) | The centre line of the proposed route of a new road under proposals published for public consultation; or | <i>No</i> |
| (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? | <i>No</i> |

Please note: A mini-roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches

3.5. Nearby Railway Schemes

Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?	<i>No</i>
---	-----------

Please note: This reply relates to proposals that have been formally notified to the Council and where it is possible to identify the likely route. Proposals within amusement or leisure parks, funfairs or that are only for private and personal use are not included.

3.6. Traffic Schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths (named in Box B) which abut the boundaries of the property-

- | | | |
|-----|--|-----------|
| (a) | Permanent stopping up or diversion; | <i>No</i> |
| (b) | Waiting or loading restrictions; | <i>No</i> |
| (c) | One way driving; | <i>No</i> |
| (d) | Prohibition of driving; | <i>No</i> |
| (e) | Pedestrianisation; | <i>No</i> |
| (f) | Vehicle width or weight restriction; | <i>No</i> |
| (g) | Traffic calming works e.g. road humps; | <i>No</i> |
| (h) | Residents parking controls; | <i>No</i> |
| (i) | Minor road widening or improvement; | <i>No</i> |
| (j) | Pedestrian crossings; | <i>No</i> |
| (k) | Cycle tracks; or | <i>No</i> |
| (l) | Bridge building; | <i>No</i> |

Please note: The replies to these enquiries relate to schemes that affect roads, footways and footpaths mentioned in Box B or Box C to which the property has a boundary and that fall within 200 metres of the property. We will normally give information on schemes at public consultation stage. It is possible that the scheme will not be implemented as a result of this consultation

3.7. Outstanding Notices

Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this Schedule:

- | | |
|----------------------|----|
| (a) Building works; | No |
| (b) Environment; | No |
| (c) Health & safety; | No |
| (d) Housing; | No |
| (e) Highways; or | No |
| (f) Public health; | No |

3.8. Contravention of Building Regulations

Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations? *There are none affecting the property*

3.9. Notices, Orders, Directions and Proceedings under Planning Acts

Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:

- | | |
|--|---|
| (a) An enforcement notice; | No |
| (b) A stop notice; | No |
| (c) A listed building enforcement notice; | No |
| (d) A breach of condition notice; | No |
| (e) A planning contravention notice; | No |
| (f) Another notice relating to breach of planning control; | No |
| (g) A listed building repairs notice; | No |
| (h) In the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation; | No |
| (i) A building preservation notice; | No |
| (j) A direction restricting permitted development; | Yes – Article 4 Direction (see part 3 of the register) |
| (k) An order revoking or modifying planning permission; | No |
| (l) An order requiring discontinuance of use or alteration or removal of building or works; | No |
| (m) A tree preservation order; or | No |
| (n) Proceedings to enforce a planning agreement or planning contribution? | No |

3.10. Conservation Area

Do the following apply in relation to the property:

- | | |
|--|----|
| (a) The making of the area a Conservation Area before 31 August 1974; or | No |
| (b) An unimplemented resolution to designate the area a Conservation Area? | No |

3.11. Compulsory Purchase

Has any enforceable order or decision been made to compulsorily purchase or acquire the property? No

3.12. Contaminated Land

Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property):

- (a) A contaminated land notice; No
- (b) In relation to a register maintained under section 78R of the Environmental Protection Act 1990:-
- (i) a decision to make an entry; or No
 - (ii) an entry; or No
- (c) Consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice? No

Please note: A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it, and the reply may not disclose steps taken by another council in whose area adjacent or adjoining land is situated. Additional information may be available via the Environmental Information Regulation 1992 upon application to FastSearch Limited. A charge may be made for the provision of such information.

3.13. Radon Gas

Do records indicate that the property is in a "Radon Affected Area" as identified by the Health Protection Agency? **Yes – Between 1% & 3% of homes area above the action level**

Informative: Data taken from the Health Protection Agency & British Geological Survey Radon Atlas Published November 2007

Please note: Radon Affected Areas are designated by the National Radiological Protection Board. It is recommended that the level of radon gas should be measured in all properties within Radon Affected Areas.

The present owner or (for a new property) the building, should be asked whether protective measures were incorporated in the construction of the property; whether radon levels have been measured in the property; whether the results were at or above the Action Level (prescribed by the NRPB) and if so, whether remedial measures were installed and whether the radon levels were retested and confirmed the effectiveness of the measures.

A guide containing further information about Radon Affected Areas is available free from DEFRA Warehouse Publications, 6000, London SW1A 2XX (tel: 08459 556000, fax: 020 8957 5012) or from DEFRA Radioactive Substances Division, Zone 4/E7, Ashdown House, 123 Victoria Street, London SW1E.

Please note:

- 1 *References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.*
- 2 *The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying Council*
- 3 *This Form should be read in conjunction with the guidance notes available separately.*
- 4 *"Area" means any area in which the property is located.*

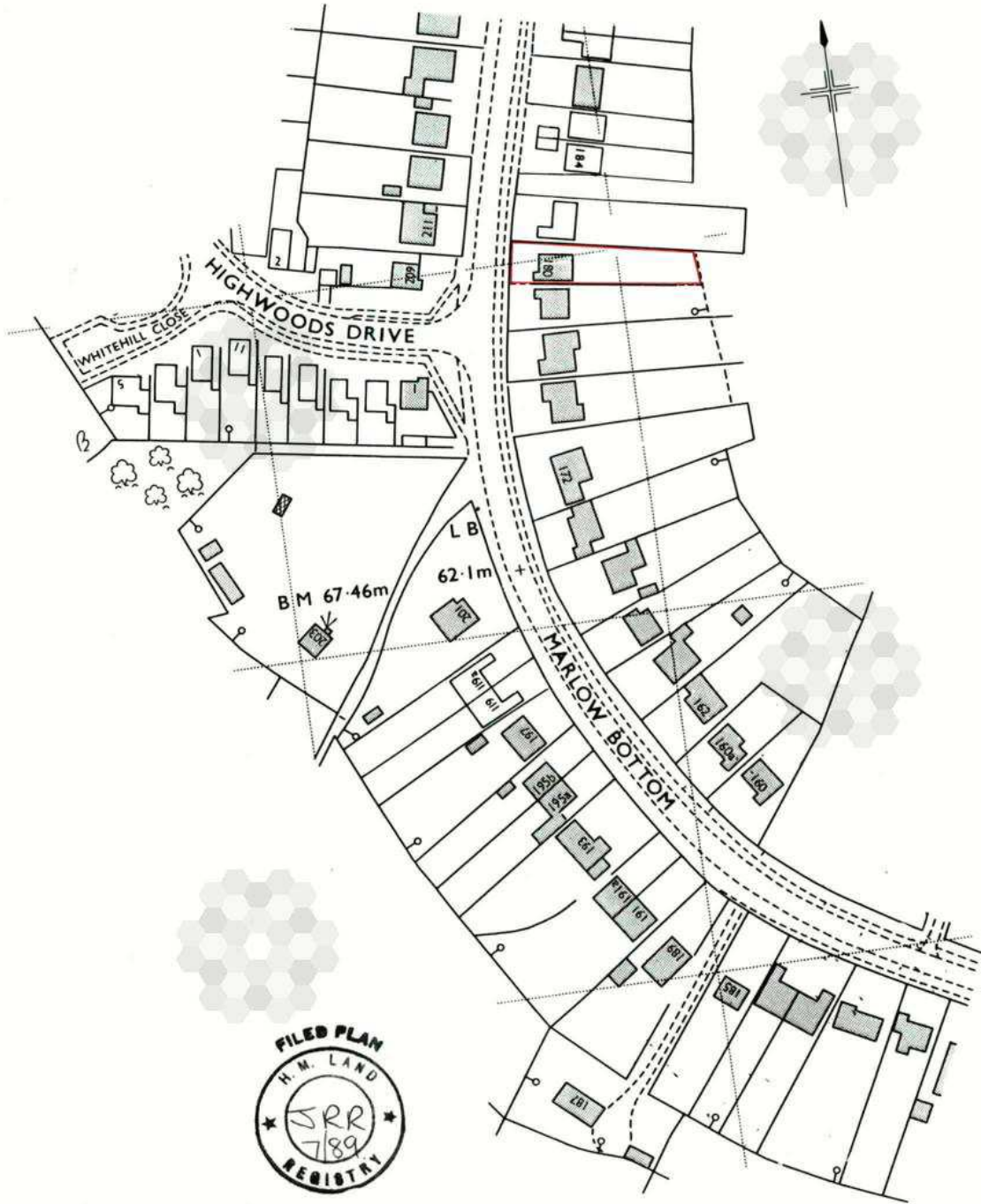
- 5 *References to 'the Council' include any predecessor Council and also any council committee, sub-committee or other body or person exercising powers delegated by the Council and their "approval" includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Council and County Council.*
- 6 *Where relevant, the source department for copy documents should be provided.*

APPENDICES

1. Site Plan
2. Register of Local Land Charges
3. Building Control
4. Planning History
5. The Search Code
6. Terms & Conditions

H.M. LAND REGISTRY		TITLE NUMBER	
		BM131528	
ORDNANCE SURVEY PLAN REFERENCE	SU 8488	SECTION	J
		Scale 1/1250 Enlarged from 1/2500	
COUNTY	BUCKINGHAMSHIRE	DISTRICT	WYCOMBE
			© Crown copyright 1987

GREAT MARLOW



Wycombe District Council

REGISTER OF LOCAL LAND CHARGES

Search Number:	09/02105/PERSEA
Address:	180 Marlow Bottom Road Marlow Bottom Buckinghamshire SL7 3PP

Register Part: 3
Charge Reference: ARTICLE 4

Description of Charge: Direction made by Bucks County Council dated 25th March 1959 and approved on 23rd April 1959 under Article 4 of the Town and Country Planning General Development Order 1950 that the permission granted by Article 3 of the Order shall not apply within the area of the Wycombe Rural District to the erection of certain structures used for the purpose of poultry or poultry egg production.

Date Registered: 28.05.1959

Originating Authority: Wycombe District Council

Address/Location of Entry: 180 Marlow Bottom Road Marlow Bottom Buckinghamshire SL7 3PP

Register Part: 3
Charge Reference: 90/05331

Description of Charge: Single storey front and rear extensions

Date Registered: 10.04.1990

Originating Authority: Wycombe District Council

Address/Location of Entry: 180 Marlow Bottom Road Marlow Bottom Buckinghamshire SL7 3PP

Register Part: 3
Charge Reference: 93/05368

Description of Charge: Construction of recessed fireplace and chimney stack

Date Registered: 30.04.1993

Originating Authority: Wycombe District Council

Address/Location of Entry: 180 Marlow Bottom Road Marlow Bottom Buckinghamshire SL7 3PP

Register Part: 3
Charge Reference: 96/05633

Description of Charge: Erection of first floor bedroom extension with extension of existing dormers

Date Registered: 17.05.1996

Originating Authority: Wycombe District Council

Address/Location of Entry: 180 Marlow Bottom Road Marlow Bottom Buckinghamshire SL7 3PP

09/02105/PERSEA

1. Planning and Building Regulations

1.1 Building Regulations Decisions and Pending Applications

(f) Building regulations approval / notices

(g) Completions certificates

Building Regulation No:	Description	(f) Approval/ Notice Acceptance or Refusal	(g) Completion Certificate Issued
97/00341/OTHFP	First floor rear extension and roof alteration works	Full plans approval: 21/02/97	
96/02122/OTHFP	First floor rear extension and roof alteration works	Rejected: 14/02/97	
96/01749/OTHFP	First floor rear extension and roof alteration works	Rejected: 13/12/96	
96/01366/OTHFP	First floor rear extension and roof alteration works	Rejected: 11/10/96	
93/00319/BLDBR	Fire place and chimney stack	Full plans approval: 19/03/93	Completed: 21/09/95
90/00787/BLDBR	Kitchen and hall/w.c. extension and lounge extension	Full plans approval: 01/06/90	
<p>1. If no Completion Certificate is revealed but you wish to apply for one, please contact one of the Building Control surveyors to discuss whether one would be available.</p> <p>2. If you require any copies of Building Control Approvals, please contact the existing owner of the property in the first instance as they may well be with the property deeds.</p>			

Planning Application History

Date	Application No	Land / Property Address	Description	Decision	Decision Date
Applications affecting the property					
02/04/96	96/05633/FUL	180 Marlow Bottom	Erection of first floor bedroom extension with extension of existing dormers	Application Permitted	17/05/96
15/03/93	93/05368/FUL	As above	Construction of recessed fireplace and chimney stack	Application Permitted	30/04/93
14/02/90	90/05331/FUL	As above	Single storey front & rear extensions	Application Permitted	10/04/90
1975	W/1759/75	As above	Extension and new garage	Application Refused	27/08/75

THE SEARCH CODE

Important Consumer Protection Information

This search has been produced by FastSearch Limited, Erindale, Nairdwood Lane, Prestwood, Great Missenden, Buckinghamshire. HP16 0QQ, which is registered with the Property Codes Compliance Board as a subscriber to the Search Code.

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 minimum standards which organisations 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 organisation 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 organisations 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 organisations maintain compliance with the Search Code is monitored independently by the Property Codes Compliance Board (PCCB). If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for your complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final resolution after your complaint has been formally considered or if the firm has exceeded the response timescales, you may refer your complaint to the Independent Property Codes Adjudication Scheme (IPCAS). IPCAS can award compensation of up to £5,000 to you if it finds that you have suffered loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to IPCAS.

IPCAS Contact Details:

Telephone: 020 7520 3800

Email: info@idrs.ltd.uk

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

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

Declaration*

“To the best of our knowledge neither the person who prepared or conducted this report has any previous relationship or business relationship with any person involved in the sale of the property being the subject of this report”

Complaints

We have a formal written complaints procedure for handling complaints speedily and fairly and we will tell you what this is. If you wish to make a complaint, it will be handled as follows:

- The complaint will be acknowledged within 5 working days of its receipt.
- A complaint will normally be dealt with fully within 20 working days of the date of its receipt. If there are valid reasons for the consideration taking longer, you will be kept fully informed in writing or via telephone or email as you prefer and receive a final written response at the very latest within 40 days of receipt.
- At your request, we will liaise with counselling organisations acting on your behalf.
- A final decision will be in writing.
- If you are not satisfied with the final outcome, you may refer the complaint to the Independent Property Codes Adjudication Scheme and we will give you contact details.
- We will co-operate fully with the independent adjudicator during the consideration of a complaint and comply with any decision.
- Any complaints should be sent to FastSearch Limited, Erindale, Nairdwood Lane, Prestwood, Great Missenden, Buckinghamshire. HP16 0QQ

Terms of Preparation of Search*

This search report has been prepared with reasonable care and skill by trained staff. Any responsible person may copy or issue a copy of this report for the purposes of complying with any of the following provisions: Regulations 5, 6, 8(i)(ii), 8(k), 8(l) and 24 of the Home Information Pack (no.2) Regulations 2007 and sections 156(1), (2) and (11) of the Housing Act 2004.

*** (Relevant to searches conducted for the purposes of inclusion in a Home Information Pack (HIP))**

TERMS & CONDITIONS

Definitions

1. In these terms and conditions, the following words shall have the following meanings:

'We', 'us' and 'our' are references to FastSearch Limited

'Report' means local/drainage and/or water report prepared by us in respect of the Property.

'Property' means the address or location supplied by the Customer or Client in the Order for the Report.

'Order' means any request completed by the Customer or Client requesting the Report.

'Customer' means the person, company, partnership or other organisation placing an Order either on their own behalf as a Client, or as an agent for the Client.

'Client' means the seller, buyer, potential buyer and a lender in respect of the Property who is the intended recipient of the Report and has an actual or potential interest in the property.

Agreement

2. We agree to supply the Report to the Client subject to these terms and the Client indicates their acceptance of these terms when placing an order for the Report or when relying on the information in the Report.

The Search Report

3. We will produce the Report with reasonable care and skill and it is provided to the Client on the basis that they acknowledge and agree to the following:

3.1 The information in the Report reflects that available to us on the date the Report was produced.

3.2 The information contained in a Report can change on a regular basis and we cannot be responsible to the Client for any change in the information after the date on which the Report was produced and sent to the Client or for any inaccuracies, omissions or errors on a public register.

3.3 The Report is produced for use in relation to individual domestic property transactions only and is for the Property supplied in the Order.

3.4 The Report is intended for the personal use of the client.

3.5 Copies of the Report may be made for inclusion in a Home Information Pack, to comply with the provisions in the HIPs Regulations 2007 and the Housing Act 2004.

Liability and Insurance

4. We shall not be liable for any acts or omissions of any party for whom we are not responsible.

4.1. We shall not be liable for any incorrect entry or omission in the records searched held by the local authority

4.2. We accept liability for any incorrect interpretation of the records held by the local authority or any omission of such data made available by the local authority

4.3 We accept liability for death or personal injury arising from our negligence.

4.4 We have insurance in place to meet the requirements of paragraphs 1(i)(ii) & 4(h) of schedule 6 to the Home Information Pack Regulations to protect the Client against negligence by us and with regard to information to be included in reports for inclusion in Home Information Packs. Run-off cover is provided by Hardy Conveyancing Insurances, underwritten by Syndicate 382 at Lloyd's of London Authorised and regulated by the Financial Services Authority.

Price and Payment

5. The price payable for the Report is inclusive of VAT, unless otherwise stated.

5.1 Unless the Client has an account with us for payment of the Reports, we must receive payments for Reports in full before the Report is produced.

Confidentiality

6. All instructions and information received by us shall be dealt with by us in strictest confidence.

Copyright

7. The copyright and intellectual property rights in the Report shall remain our property.

7.1 The client agrees to respect and not to alter any trademark, copyright notice or trading name which appears on the Report.

7.2 The Client agrees to indemnify us against any costs, claims and damage suffered by us as a result of any breach by them of the copyright terms in paragraphs 7 and 7.1.

General

8. If any of term is held to be invalid or unenforceable, that provision or part of that provision shall be taken to be removed from these terms and the remaining terms will continue in full force and effect.

8.1 These terms shall be governed by English law and shall be subject to the jurisdiction of the English Courts

June 2009

Drainage and Water Search

Residential

CON29DW Drainage & Water Search



Fastsearch Limited
First Floor South Suite, The Geans, 3
Wycombe Road
Prestwood
Great Missenden
HP16 0NZ

Search address supplied 180
Marlow Bottom
Marlow
Buckinghamshire
SL7 3PP

Your reference PWS001/PWS98591

Our reference DWS/DWS Standard/2009_1633046

Received date **20 October 2009**

Search date **20 October 2009**

Responses as required by the Home Information Pack Regulations
(Statutory Instrument 2007 No 1667).

Please Note:

Thames Water implemented a new improved geographical information mapping system on 27 July 2009, and you will therefore notice some minor changes to the symbols used on the Thames Water plans within the drainage and water enquiries. We have included a detailed key to help you with interpretation but if you have any queries, please call our customer service team on 0118 9251504.

Thames Water Utilities Ltd

Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

T 0118 925 1504
F 0118 923 6655/57
E searches@thameswater.co.uk
I www.twpropertyinsight.co.uk

Registered in England and Wales
No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB

CON29DW
DRAINAGE AND WATER ENQUIRY

Residential

CON29DW Drainage & Water Search



Search address supplied: 180, Marlow Bottom, Marlow, Buckinghamshire,
SL7 3PP

Any new owner or occupier will need to contact Thames Water on 0845 9200 888 or log onto our website www.thameswater.co.uk and complete our online form to change the water and drainage services bills to their name.

This CON29DW Drainage and Water Search 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 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. Thames Water Utilities Ltd (TWUL), Clearwater Court, Vastern Road, Reading RG1 8DB, holds all of these.

TWUL, trading as Property Insight, are 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) and any negligent or incorrect recording of that interpretation in the search report
- (iv) compensation payments

Please refer to the attached [Terms & Conditions](#).

Thames Water Utilities Ltd

Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

T 0118 925 1504
F 0118 923 6655/57
E searches@thameswater.co.uk
I www.twpropertyinsight.co.uk

Registered in England and Wales
No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB

Residential

CON29DW Drainage & Water Search



Q1 – Interpretation of CON29DW Drainage and Water Search

This report complies with the terms and expressions identified in Part 1 of Schedule 8 of Statutory Instrument 2007 No 1667.

Q2 – Enquiries and Response

This CON29DW Drainage and Water Search 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 Siobhan Bannister of Thames Water Utilities who has no, nor is likely to have, any personal or business relationship with any person involved in the sale of the property.

This search report was prepared by Siobhan Bannister of Thames Water Utilities who has no, nor is likely to have, any personal or business relationship with any person involved in the sale of the property.

For your guidance:

- Thames Water Property Insight's Complaints Procedure:
 - o Thames Water Property Insight offers a robust complaints procedure. Formal complaints can be made by telephone, in writing or by email at searches@thameswater.co.uk.
 - o Whilst we will endeavour to resolve complaints by telephone, there may be the need to investigate the complaint further to identify the error and in some cases third party consultation will be required. For this reason, we will log all complaints on our system and a response will be provided to the customer within 24 hours. If no error has occurred a full explanation will be provided.
 - o If the query cannot be resolved within 24 hours, the customer will be provided with an update within 48 hours. Where necessary the search will be recompiled free of charge and an amended copy will be dispatched to the customer as soon as possible.
 - o For queries relating to an expedited search that has exceeded its SLA, the fees will be adjusted accordingly. If a refund or compensation has been agreed, this will be sent to the customer within approximately 6 weeks.
 - o If the customer is not satisfied with the resolution to their query, a Senior Manager will review the matter and respond within 5 working days.

Thames Water Utilities Ltd

Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

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E searches@thameswater.co.uk
I www.twpropertyinsight.co.uk

Registered in England and Wales
No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB

Residential

CON29DW Drainage & Water Search



Q3 – Where relevant, please include a copy of an extract from the public sewer map.

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.

For your guidance:

- Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
- The company is 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 from 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.

Q4 – Does foul water from the property drain to a public sewer?

Records indicate that foul water from the property drains to a public sewer.

For your guidance:

- Water companies 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 and may have shared responsibility with other users if the property is served by a private sewer that also serves other properties. These may pass through land outside the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- If foul water does not drain to the public sewerage system, the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant.
- 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.

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E searches@thameswater.co.uk
I www.twpropertyinsight.co.uk

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Q5 – Does surface water from the property drain to a public sewer?

Records indicate that surface water from the property does drain to a public sewer.

For your guidance:

- Sewerage Undertakers are not responsible for any private drains or 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 and may have shared responsibility with other users, if the property is served by a private sewer which also serves other properties.
- In some cases, Sewerage Undertakers' records do not distinguish between foul and surface water connections to the public sewerage system.
- At the time of privatisation in 1989, Sewerage Undertakers were sold with poorly-kept records of sewerage infrastructure. The records did not always show which properties were connected for surface water drainage purposes. Accordingly, billing records have been used to provide an answer for this element of the drainage and water search.
- Due to the potential inadequacy of Sewerage Undertakers' infrastructure records with respect to surface water drainage, it is the customer's responsibility to inform the Sewerage Undertaker that they do not receive the surface water drainage service. If on inspection, the buyer finds that surface water from the property does not drain to a public sewer, then the property may be eligible for a rebate of the surface water drainage charge. For further information, please contact Thames Water on Tel: 0845 9200 888, or refer to the website at www.thameswater.co.uk.
- If surface water from the property 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.

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Q6 – 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?

Records confirm that sewers 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.

For your guidance:

- 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 private drains and sewers for which they will hold maintenance and renewal liabilities.
- Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act 1991 and meeting the requirements of 'Sewers for Adoption' 6th Edition.

Q7 – Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?

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.

For your guidance:

- The boundary of the property has been determined by reference to the plan supplied. Where a plan was not supplied the Ordnance Survey Record was used.
- The presence of a public sewer running within the boundary of the property may restrict further development. The 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.
- 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 be checked with the developer, if any.

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Q8 – Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?

The public sewer map included indicates that there is a public sewer within 30.48 metres (100 feet) of a building within the property.

For your guidance:

- The presence of a public sewer within 30.48 metres (100 feet) of the building(s) within the property can result in the local authority requiring a property to be connected to the public sewer.
- The measurement 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.

Q9 – 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?

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 or in the vicinity of a public sewer, disposal main or drain.

For your guidance:

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

Q10 – Where relevant, please include a copy of an extract from the map of waterworks.

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.

For your guidance:

- 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.

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- 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, or may be shared with adjacent properties. The buyer may 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.

Q11 – 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?

Records confirm that water mains or service pipes serving the property are not the subject of an existing adoption agreement or an application for such an agreement.

For your guidance:

- 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.

Q12 – Who are the sewerage and water undertakers for the area?

Thames Water Utilities Limited, Clearwater Court, Reading, RG1 8DB is the sewerage undertaker for the area and Thames Water Utilities Limited, Clearwater Court, Reading, RG1 8DB is the water undertaker for the area.

Q13 – Is the property connected to mains water supply?

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

For your guidance:

- The Company does not keep details of private supplies. The situation should be checked with the current owner of the property.

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Q14 – Are there any water mains, resource mains or discharge pipes within the boundaries of the property?

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

For your guidance:

- The boundary of the property has been determined by reference to the plan supplied. Where a plan was not supplied the Ordnance Survey Record was used.
- The presence of a public water main within the boundary of the property may restrict further development within it. Water companies have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the company, or its contractors, needing to enter the property to carry out work.

Q15 – What is the current basis for charging for sewerage and water services at the property?

The charges are based on the rateable value of the property of £325.00 and the charge for the current financial year is £388.49.

For your guidance:

- Water and sewerage companies' full charges are set out in their charges schemes which are available from the company free of charge upon request.
- The Water Industry Act 1991 Section 150, The Water Resale Order 2001 provides protection for people who buy their water or sewerage services from a person or company instead of directly from a water or sewerage company. Details are available from the Office of Water Services (OFWAT) website is www.ofwat.gov.uk.
- Where charges are given these are based on the data available at the time of the report.
- The Company may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water for:
 - o Watering the garden other than by hand (this includes the use of sprinklers).
 - o Automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.
 - o A bath with a capacity in excess of 230 litres.
 - o A reverse osmosis unit

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Q16 – Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?

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

For your guidance:

- Water and sewerage companies' full charges are set out in their charges schemes which are available from the company free of charge upon request.
- The Water Industry Act 1991 Section 150, The Water Resale Order 2001 provides protection for people who buy their water or sewerage services from a person or company instead of directly from a water or sewerage company. Details are available from the Office of Water Services (OFWAT) website is www.ofwat.gov.uk.
- It is policy to meter all new water connections. This would result in charges being levied according to the measured tariff.
- The Company may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water for:
 - o Watering the garden other than by hand (this includes the use of sprinklers).
 - o Automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.
 - o A bath with a capacity in excess of 230 litres.
 - o A reverse osmosis unit

Q17 – Is a surface water drainage charge payable?

Records confirm that a surface water drainage charge is payable for the property at £20.00 for each financial year.

For your guidance:

- If surface water from the property drains to a public sewer, then a surface water drainage charge is payable.
- Where a surface water drainage charge is currently included in the property's water and sewerage bill but, on inspection, the buyer finds that surface water from the property does not drain to a public sewer, then the property may be eligible for a rebate of the surface water drainage charge. For further information, please contact Thames Water on Tel: 0845 9200 888 or refer to the website www.thameswater.co.uk

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Q18 – Please include details of the location of any water meter serving the property.

Records indicate that the property is not served by a water meter.

For your guidance:

- Where a meter does not serve the property and the customer wishes to consider this method of charging, they should contact the water undertakers mentioned in question 12.

Q19 – Who bills the property for sewerage services?

The property is billed for sewerage services by;

Thames Water Utilities Limited
Clearwater Court
Vastern Road
Reading
Berkshire
RG1 8DB

Tel: 0845 9200 888
Internet: www.thameswater.co.uk.

Q20 – Who bills the property for water services?

The property is billed for water services by;

Thames Water Utilities Limited
Clearwater Court
Vastern Road
Reading
Berkshire
RG1 8DB

Tel: 0845 9200 888
Internet: www.thameswater.co.uk.

Q21 – Is the dwelling-house which is or forms part of the property at risk of internal flooding due to overloaded public sewers?

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

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For your guidance:

- A sewer is “overloaded” when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, 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 presented 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 excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
- For further information please contact Thames Water on Tel: 0845 9200 800 or website www.thameswater.co.uk

Q22 – Is the property at risk of receiving low water pressure or flow?

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

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For your guidance:

- The boundary of the property has been determined by reference to the plan supplied. Where a plan was not supplied the Ordnance Survey Record was used.
- “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 Companies are required to include in the Regulatory Register that is presented 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 10metres / 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 10metres/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 the 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. Companies 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:** Companies should not report under DG2 (Low Pressure Register) low pressures caused by planned maintenance. It is not intended that companies identify the number of properties affected in each instance. However, companies 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 pressure reducing valves 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.

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- **Low-pressure incidents of short duration:** Properties affected by low pressures, 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.
- Please contact your water company mentioned in Question 12 if you require further information.

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Q23 – 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.

The analysis confirmed that tests failed to meet the standards of the 2000 Regulations or the 2001 Regulations, in relation to another substance or substances, and these are: 1 out of 52 tests failed to meet the standard for Iron.

For your guidance:

- The statement about the quality of drinking water (above) is based on samples taken, during 2008, across an area that may contain more than 50,000 properties (a Water Supply Zone). The information given only provides a general indication of water quality and should not be used to determine water quality at a particular property. Where the report shows a sample has failed to meet the required standards, this is normally due to isolated local circumstances.
- Thames Water investigates all infringements of drinking water quality standards and takes appropriate corrective actions to resolve any problems. If there were any risk to public health from the quality of drinking water supplied, the Company would have informed customers immediately and advised not to drink the water until the issue had been resolved.
- 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) that 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 to 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, normally the kitchen. However, the householder is responsible for any of deterioration in water quality that is a result of the domestic distribution system (the supply pipe and the plumbing within the property) that 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 mentioned in Question 12 for further advice.

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- 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 operation can be examined. Further information may be found at www.dwi.gov.uk
- If you require further advice regarding these failures, please contact your Water Company mentioned in Question 12.

Q24 – 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.

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

For your guidance:

- 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 mentioned in Question 12 if you require further information.

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Q25 – Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.

The nearest sewage treatment works is 3.433 kilometers to the south east of the property. The name of the nearest sewage treatment works is LITTLE MARLOW STW.

For your guidance:

- The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated.
- The sewerage undertaker's records were inspected to determine the nearest sewage treatment works.
- It should be noted that there may be a private sewage treatment works closer than the one detailed above that has not been identified.
- As a responsible utility operator, Thames Water Utilities seeks to manage the impact of odour from operational sewage works on the surrounding area. This is done in accordance with the Code of Practice on Odour Nuisance from Sewage Treatment Works issued via the Department of Environment, Food and Rural Affairs (DEFRA). This Code recognises that odour from sewage treatment works can have a detrimental impact on the quality of the local environment for those living close to works. However DEFRA also recognises that sewage treatment works provide important services to communities and are essential for maintaining standards in water quality and protecting aquatic based environments. For more information visit www.thameswater.co.uk

Payment for this Search

A charge of £48.99 will be added to your account.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information.

All prices are in accordance with the standard terms of Property Insight; please contact us on 0118 925 1504 to obtain further details.

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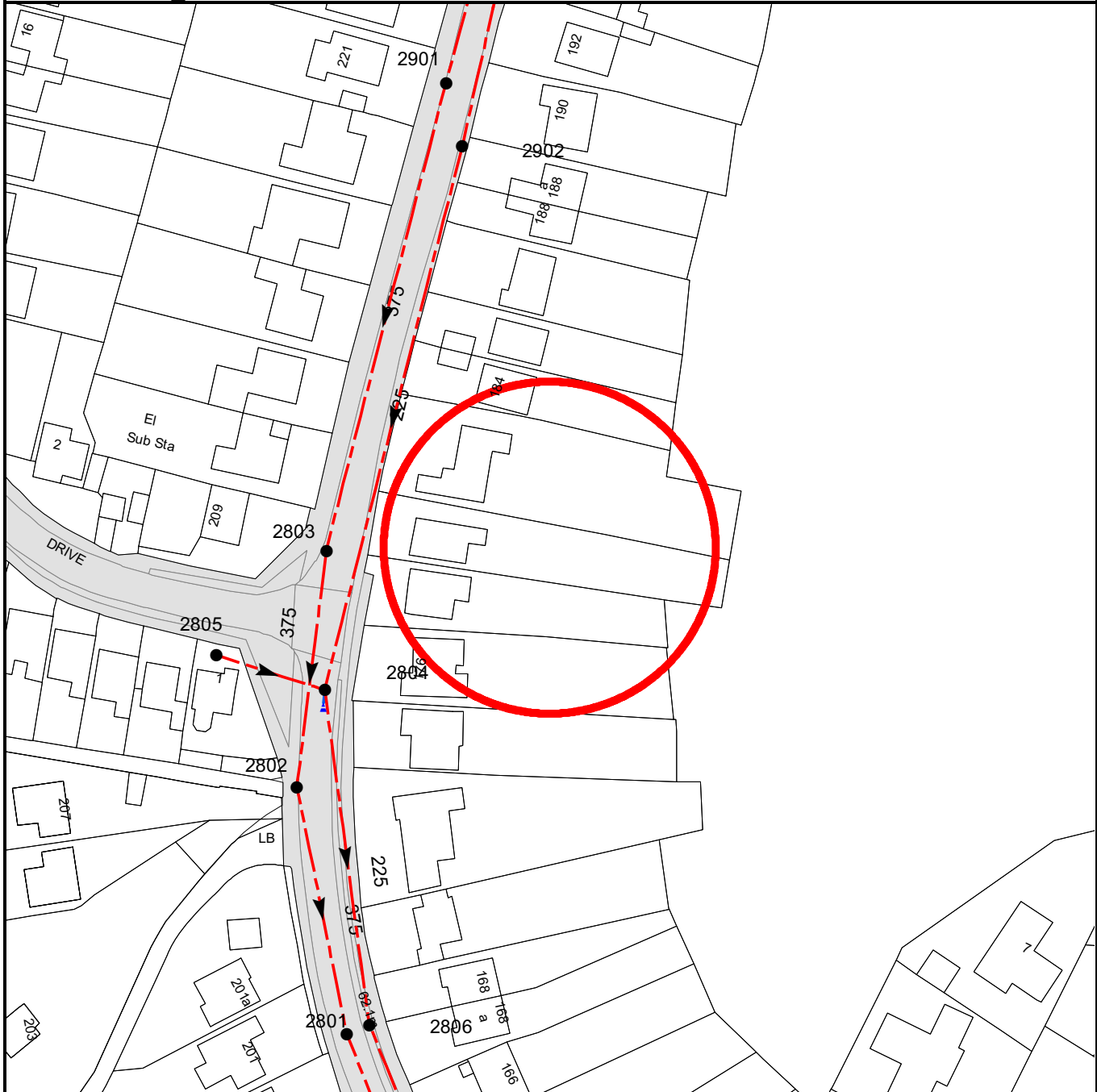
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**Residential CON29DW Drainage & Water Search Sewer Map-DWS/DWS
Standard/2009_1633046**



The width of the displayed area is 200m












The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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Residential Drainage & Water Search Sewer Key



Public Sewer Pipes (Operated & Maintained by Thames Water)

-  **Foul Sewer:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
-  **Surface Water Sewer:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers, watercourses or a treatment works.
-  **Combined Sewer:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
-  **Trunk Sewer:** A strategic sewer which collects either foul or surface water flow from a number of subsidiary catchments and transfers this flow to a pumping station, river outfall or treatment works.
-  **Storm Overflow Sewer:** A sewer designed to convey excess rainfall to rivers or watercourses so that the flow does not exceed the capacity of normal sewers (which could cause flooding).
-  **Biosolids:** A sewer designed to convey sludge from one treatment works to another.
-  **Vent Pipe:** A section of sewer pipe connected between the top of a sewer and vent column, used to prevent the accumulation of gas in a sewer and thus allowing the system to operate properly.
-  **Rising Main:** A pipe carrying pumped flow under pressure from a low point to a high point on the sewerage network. Line style / colour and direction of fleck indicate sewer purpose and direction of flow within the pipe.
-  **Vacuum:** A foul sewer designed to remove foul sewerage under pressure (vacuum sewers cannot accept direct new connections).
-  **Proposed Foul Sewer**
-  **Proposed Surface Water Sewer**

Other Sewer Types (Not Operated or Maintained by Thames Water)

-  **Foul Sewer:** Any foul sewer that is not owned by Thames Water.
-  **Surface Water Sewer:** Any surface water sewer that is not owned by Thames Water.
-  **Combined Sewer:** Any combined sewer that is not owned by Thames Water.
-  **Gully:** A sewer designed to convey surface water from large roads, motorways, etc. to watercourses or to public surface water sewers. These sewers are generally maintained by the relevant highway authority.
-  **Culverted Watercourse:** A watercourse running through a culvert or pipe which is the responsibility of the property owner or the Environment Agency.
-  **Abandoned Sewer:** A disused sewer. Usually filled with cement mixture or removed from the ground.

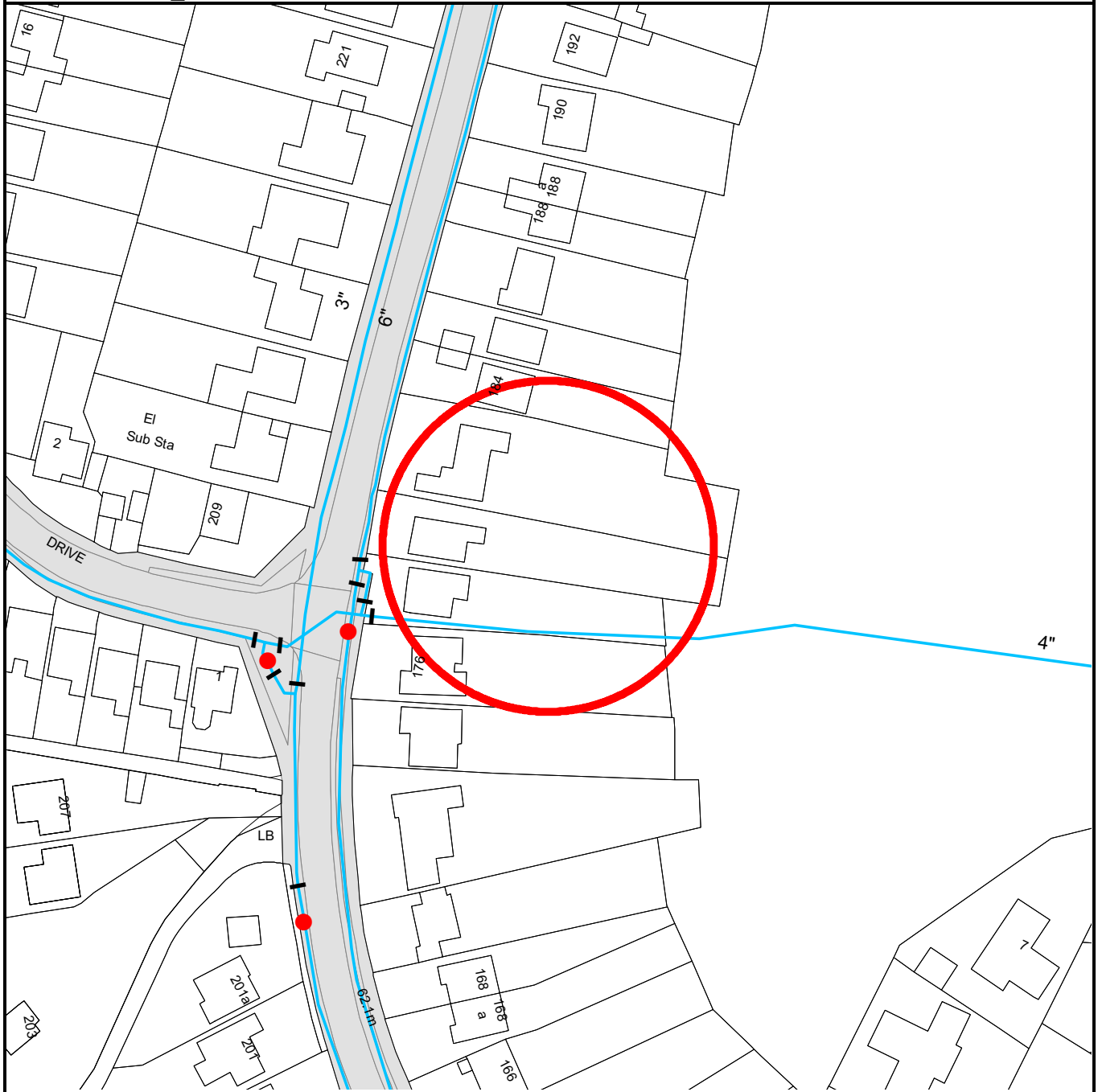
Other Symbols

-  **Undefined Ends:** These symbols represent the point at which a pipe continues but no records of its position are currently held by Thames Water. These symbols are rare but may be found on any of the public sewer types.
-  **Public/Private Pumping Station:** Foul or Surface water pumping station.

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.
- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0118 925 1504.

**Residential CON29DW Drainage & Water Search Water Map-DWS/DWS
Standard/2009_1633046**



The width of the displayed area is 200m

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. WU298557 Crown Copyright Reserved.



Residential Drainage & Water Search Water Key

Public Water Pipes (Operated & Maintained by Thames Water)

- 4"

 Distribution Main: The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 16"

 Trunk Main: A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
- 3" SUPPLY

 Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties.
- 3" FIRE

 Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 3" METERED

 Metered Pipe: A metered pipe indicates that the pipe in question supplies water for a single property or group of properties and that the quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
- **Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
- **Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

Depth of Water Pipes (Normal Cover)

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Pipe fittings and controls (Operated & Maintained by Thames Water)

- ● **Hydrant:** A point on a water main which is used by the fire services or for operational purposes by Thames Water.
- ■ **Meter:** Used to measure water flowing through a water main for domestic metering or operational purposes by Thames Water.
- | **General Purpose Valve:** Valves allowing control of water flow or pressure within the system.
- ◆ **Air Valve:** A valve which allows the release of trapped air within a water pipe.

Other Water Pipes (Not Operated or Maintained by Thames Water)

- **Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and ownership of the pipe.
- **Other Water Company or Unknown Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.

Note:

Most private pipe work and assets i.e. stopcocks, are not shown on our plans (in the past this information had not been recorded).

CON29DW 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

'The Company' means Thames Water 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 for 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 the Clients or the Purchasers 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

These Terms & Conditions are available in larger print for those with impaired vision.



HIPcode

Important Protection

The Home Information Pack (HIP) Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders, who rely on information included within a Home Information Pack provided on residential property within England and Wales. It sets out minimum standards which organisations providing HIPs have to meet. This information is designed to introduce the HIP Code to you.

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

The Code's main commitments

The HIP Code's key commitments say that HIP organisations will:

- Provide HIPs promptly and include the most up-to-date available information when compiled.
- Handle complaints speedily and fairly.
- Respond promptly to queries raised on a HIP, to ensure improved understanding.
- At all times maintain adequate and appropriate insurance cover to protect you.
- Act with integrity and ensure that all HIP services comply with relevant laws, regulations and industry standards

Keeping to the HIP Code

How HIP providers keep to the HIP 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 HIP provider failing to keep to the Code.

Contact Details

The Property Codes Compliance Board - please contact:

Telephone: 020 7917 1817

Email: info@propertycodes.org.uk

You can also get more information about the Property Codes Compliance Board from our website at:

www.propertycodes.org.uk

PLEASE ASK YOUR HIP PROVIDER IF YOU WOULD LIKE A COPY OF THE FULL HIP CODE.