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Home Information Pack

2 Oakfield House Sandringham
Meadows
Blyth
Northumberland
NE24 3BD



A market leading service
from professional property people

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Basic Pack Documents



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Home Information Pack Index

Insert address of property to be sold below and include postcode.

**2 Oakfield House Sandringham Meadows
Blyth
Northumberland
NE24 3BD**

About this form:

This Index Statement has been included under the Home Information Pack (No. 2) Regulations 2007.

All the documents in your Home Information Pack are listed in the index, whether or not they are required or authorised.

Required documents need to be included in all cases where relevant: authorised documents do not. Please seek professional advice if you are unsure about what to include in your Home Information Pack.

Where a document required by the Regulations is unavailable or unobtainable, this index will indicate that a required document is missing, which document it is and the reason why.

Where the document exists and can be obtained, the index will indicate the steps being taken to obtain it and the date by which it is expected. It will also indicate the reason for a delay or any likely delay.

The Regulations explain what documents are required to go in the Home Information Pack, and which documents are authorised to be included. Guidance on the Regulations is available at www.homeinformationpacks.gov.uk

PART 1 – General – Required Documents

Please look at each document listed in column 1 and then complete the relevant entry in either column 2 or column 3

Column 1 Home Information Pack document	Column 2 Included <input checked="" type="checkbox"/> date on document and any further information	Column 3 If it is a required document for your property: <ul style="list-style-type: none"> • 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	<input checked="" type="checkbox"/> 15/10/2009	
2. Property Information Questionnaire	<input checked="" type="checkbox"/> 18/09/2009	
2a. Energy Performance Certificate and Recommendation Report – or:	<input checked="" type="checkbox"/> 21/09/2009	
2b. Predicted Energy Assessment	<input type="checkbox"/>	
3. Sale statement	<input checked="" type="checkbox"/> 17/09/2009	

Title information		
4. Official copy of the individual register (for registered properties only)	<input checked="" type="checkbox"/> 17/09/2009	
5. Official copy of the title plan (for registered properties only)	<input checked="" type="checkbox"/> 17/09/2009	
6. Certificate of official search of the index map (for unregistered properties only)	<input type="checkbox"/>	
7. Documents provided by seller to prove title (for unregistered properties only)	<input type="checkbox"/>	
8. Leases, tenancies or licences for dwellings in a sub-divided building that are being marketed as a single property and where part of the property is being sold with vacant possession	<input type="checkbox"/>	

Search reports		
9. Local Search Authority	<input checked="" type="checkbox"/> 15/10/2009	
10. Drainage and water enquiries	<input checked="" type="checkbox"/> 22/09/2009	

Part 2– Leasehold properties – Required Documents

Column 1	Column 2	Column 3
Home Information Pack document	Included <input checked="" type="checkbox"/> with date and any further information	If it is a required document for your property: <ul style="list-style-type: none"> • 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. The lease, being either: <ul style="list-style-type: none"> • an “official” copy • the original lease or a true copy of it; or • an edited information document 	<input checked="" type="checkbox"/> 24/09/2009	

PART 3– Authorised Documents

Home Information Pack document	Included <input checked="" type="checkbox"/> date on document and any further information
Please list any authorised documents that have been included relevant to this property below:	
1.	<input type="checkbox"/>
2.	<input type="checkbox"/>
3.	<input type="checkbox"/>
4.	<input type="checkbox"/>
5.	<input type="checkbox"/>
6.	<input type="checkbox"/>
7.	<input type="checkbox"/>
8.	<input type="checkbox"/>
9.	<input type="checkbox"/>
10.	<input type="checkbox"/>

Property Information Questionnaire

Property Information Questionnaire

Part 1

About this form -

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	2. OAKFIELD HOUSE, SANDRINGHAM MEADOWS, BLYTH
b. The name of the seller	STANLEY DORIS HINDMARSH
c. The date the PIQ was completed	14. 09. 09
1. When was the property purchased?	[MARCH] month [08] year
2. Is your property a listed building or contained in a listed building?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

	Don't know <input type="checkbox"/>
3. What council tax band is the property in? [Note: Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale]	A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> Band: [please select]

4. What parking arrangements exist at your property?	Garage <input type="checkbox"/> Allocated parking space <input checked="" type="checkbox"/> Driveway <input type="checkbox"/> On street <input type="checkbox"/> Resident permit <input type="checkbox"/> Metered parking <input type="checkbox"/> Shared parking <input type="checkbox"/> specify other :
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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? 5a. If "yes", please give details.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
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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.	Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
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7. Are you aware of any flooding at your property since you have owned it or before? 7a. If "yes", please give details.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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8. Have you checked the freely available flood risk data at the Environment Agency's website (http://www.environment-agency.gov.uk/subjects/flood/)? 8a. If "yes", please give details.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
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<p>8b. If "no" the buyer is advised to check the Environment Agency website for an indication of flood risk in the area.</p>	
<p>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?</p> <p>9a. If "yes", please give details of any guarantees relating to the work and who holds the guarantees.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> <p>Don't know <input type="checkbox"/></p>
<p>Utilities and Services</p>	
<p>10. Is there central heating in your property?</p> <p>10a. If "yes", please give details of the type of central heating (examples: gas-fired, oil fired, solid fuel, liquid gas petroleum).</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Don't know <input type="checkbox"/></p> <p>IDEAL BOILER. GAS CENTRAL HEATING.</p>
<p>11. When was your central heating or other primary heating system last serviced?</p>	<p>Last serviced [year] a report is/is not available</p> <p>Not serviced <input type="checkbox"/> JULY. 09</p> <p>Don't know <input type="checkbox"/></p>
<p>12. When was the electrical wiring in your property last checked?</p>	<p>Last serviced [year] a report is/is not available</p> <p>Not checked <input type="checkbox"/> NEW. PROPERTY. (MARCH 08)</p> <p>Don't know <input type="checkbox"/></p>

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

Services	Connected
Electricity	<input checked="" type="checkbox"/>
Gas	<input checked="" type="checkbox"/>
Water mains or private water supply	<input checked="" type="checkbox"/>
Drainage to public sewer (if not connected please indicate whether there is a cesspool or septic tank)	<input checked="" type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>
Cable TV or Satellite	<input checked="" type="checkbox"/>
Broadband	<input type="checkbox"/>

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
 No
 Don't know

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

14b. Was building regulation approval obtained?

Yes
 No
 Don't know

14c. Was planning permission obtained?

Yes
 No
 Don't know

14d. Was listed building consent obtained?

Yes
 No
 Don't know

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").

<p>15. Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p>15a. If "yes", please give details of changes and guarantees, if held.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> <p>Don't know <input type="checkbox"/></p>
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Access

<p>16. Do you have right of access through any neighbouring homes, buildings or land?</p> <p>16a. If "yes", please give details.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> <p>Don't know <input type="checkbox"/></p>
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<p>17. Does any other person have a right of access through your property?</p> <p>17a. If "yes", please give details.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> <p>Don't know <input type="checkbox"/></p>
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Leasehold properties

<p>18. Is your property a leasehold property?</p> <p>If "yes" complete Part 2 of this questionnaire. If "no" there is no need to complete Part 2 of this questionnaire.</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>
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PART 2: LEASEHOLD PROPERTIES

Only complete this part if the property is a leasehold property.
 If the lease is a long lease (more than 21 years) and you are the leaseholder, the questions below are based on the lease terms of the lease.
 Do not enter into financial commitments, but you should confirm any matter relating to the leasehold enquiries by taking the lease and other legal documents into account.

Additional information for leasehold properties

<p>19. What is the name of the person or organisation to whom you pay -</p>	<p>DONT KNOW</p>
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<p>19a. ground rent; and 19b. service charges (if different from (a) above)?</p>	<p>GROUND RENT £150. SERVICE CHARGES 193. Quoted.</p>
<p>20. How many years does your lease have left to run?</p>	<p>99</p>
<p>21. How much is your current annual ground rent?</p>	<p>£150</p>
<p>22. How much is your current annual service charge?</p>	<p>£193. Quoted.</p>
<p>23. How much is your current annual buildings insurance premium (if not included in the service charge)?</p>	<p>_____</p>
<p>24. Are you aware of any proposed or ongoing major works to this property?</p> <p>24a. If "yes", what type of works are they and what is the expected cost relating to this property (if known)?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/></p>
<p>25. Does the lease prevent you from -</p> <p>25a. Sub-letting?</p> <p>25b. Keeping pets?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/></p>
<p>26. Does the lease allow you to:</p> <p>26a. Use a car park or space?</p> <p>26b. Have access to a communal garden (where applicable)?</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/></p>
<p>27. Leases often permit or prevent certain types of activity relating to the use of the property, those referred to in question (25) are examples. Are there any other conditions or restrictions in the lease which could significantly impact on a person's use of the property?</p> <p>27a. If "yes", please specify.</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input checked="" type="checkbox"/></p>

Explanatory Notes to Numbered Items

19. The landlord will normally be the person to whom the ground rent is payable, although it is possible that an agent may be employed to collect this on the landlord's behalf. The person or the organisation to whom the service charge is payable may be your landlord or head landlord or a residents' management company – you should find the landlord's details on your latest service charge demand. It is also possible that an agent has been employed to collect service charges on their behalf.
20. The number of years is calculated by taking the original number of years the lease was granted for and deducting the number of years that have expired since the lease was first granted.
21. This information will be found in the lease.
22. This information will be found on the previous year's service charge demands.
24. Leaseholders should have been notified of this as part of the required consultation process where their contribution towards the work exceeds £250.

Please note : All leaseholders should have their own copy of the lease although sometimes this is held by the mortgage lender or the conveyancer who handled the purchase. A copy can normally be obtained from the Land Registry – www.landregisteronline.gov.uk. It is unlikely that the managing agent will be able to provide a copy of the lease.

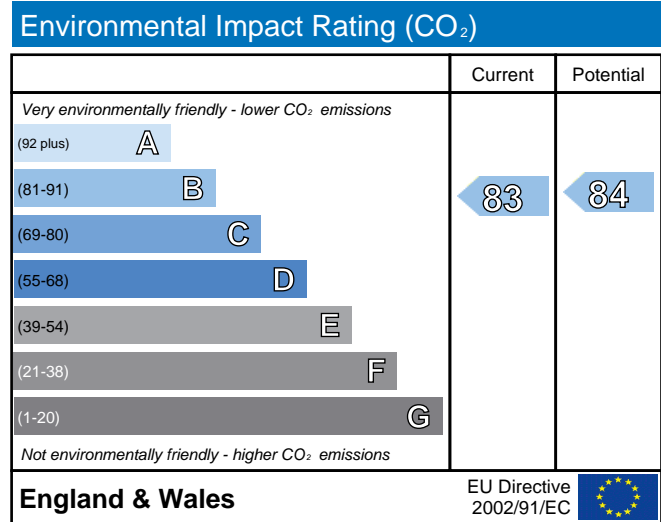
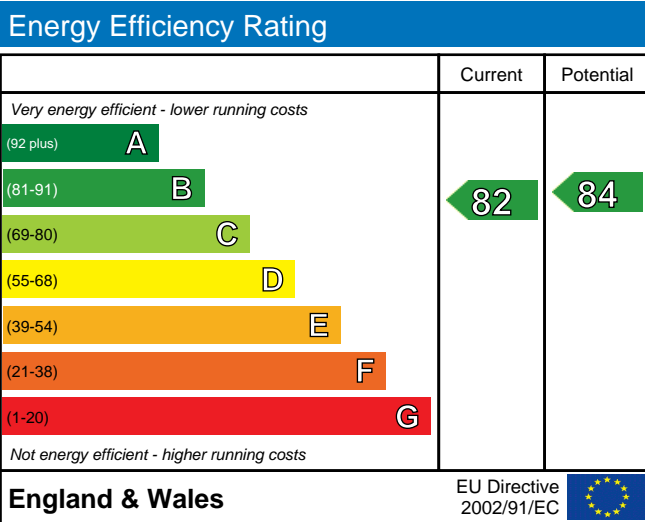
Energy Performance Certificate



2 Oakfield House Sandringham Meadows
 BLYTH
 Northumberland
 NE24 3BD

Dwelling type: Ground-floor flat
 Date of assessment: 21 September 2009
 Date of certificate: 21 September 2009
 Reference number: 2098-4019-6281-6371-6040
 Total floor area: 48 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	150 kWh/m ² per year	140 kWh/m ² per year
Carbon dioxide emissions	1.2 tonnes per year	1.1 tonnes per year
Lighting	£50 per year	£26 per year
Heating	£207 per year	£210 per year
Hot water	£71 per year	£71 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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



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.

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/myhome

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by BRE Certification, 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: BREC200817
Assessor's name: george smith
Company name/trading name: Mr George D. Smith
Address: 28, Skendleby Drive, Kenton Bar,
Newcastle Upon Tyne, Tyne And Wear, NE3 3GJ
Phone number: 01912 140 746
Fax number:
E-mail address: gsmith0_1@hotmail.com
Related party disclosure:

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.breassessor.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 in 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 Government's 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 Government is the controller of the data on the register.
- Learn more about energy efficiency and reducing energy consumption.

Recommended measures to improve this home's energy performance

2 Oakfield House Sandringham Meadows
 BLYTH
 Northumberland
 NE24 3BD

Date of certificate: 21 September 2009
 Reference number: 2098-4019-6281-6371-6040

Summary of this home's energy performance related features

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

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, as built, insulated (assumed)	Good	Good
Roof	(another dwelling above)	-	-
Floor	Solid, insulated (assumed)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Boiler and radiators, mains gas	Very good	Very good
Main heating controls	Programmer, room thermostat and TRVs	Average	Average
Secondary heating	Room heaters, electric	-	-
Hot water	From main system	Very good	Very good
Lighting	Low energy lighting in 10% of fixed outlets	Poor	Poor
Current energy efficiency rating		B 82	
Current environmental impact (CO ₂) rating		B 83	

Low and zero carbon energy sources

None

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 improvement	
		Energy efficiency	Environmental
1 Low energy lighting for all fixed outlets	£20	B 84	B 84
Total	£20		
Potential energy efficiency rating		B 84	
Potential environmental impact (CO₂) rating			B 84

Further measures to achieve even higher standards

None

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 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.

About the further measures to achieve even higher standards

Not applicable

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 you only heat the building when necessary.
- 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.

Sale Statement

Insert address of property to be sold below and include postcode.

**2 Oakfield House Sandringham Meadows
Blyth
Northumberland
NE24 3BD**

About this form:

This Sales Statement has been included under the Home Information Pack (No.2) Regulations 2007.

Seller's check of this form

Someone else can complete this form on behalf of a seller, but since a buyer and mortgage lender might rely on the information in this form, it is important that the seller checks the answers to ensure that they are truthful and accurate.

	Statement
1. Is the property a flat or a house?	<input checked="" type="checkbox"/> Flat (incl. maisonette) or <input type="checkbox"/> House (incl. bungalow)
2. If it is a flat, what type of building is it in?	<input checked="" type="checkbox"/> Purpose built block <input type="checkbox"/> Converted house or <input type="checkbox"/> Conversion of commercial premises
3. The property is (or will be):	<input type="checkbox"/> Freehold <input type="checkbox"/> Commonhold <input checked="" type="checkbox"/> Leasehold starting (or likely to start) from 28/03/2008 and with 123 years left on the lease.
4. The title to the interest in the property being sold is:	<input checked="" type="checkbox"/> The whole of a registered estate <input type="checkbox"/> Part of a registered estate <input type="checkbox"/> The whole of an unregistered estate <input type="checkbox"/> Part of an unregistered estate
5. Name(s) of seller	Stanley Hindmarsh, Doris Hindmarsh
6. The capacity of the seller	<input checked="" type="checkbox"/> The owner or owners <input type="checkbox"/> A representative with the necessary authority to sell the property for an owner who has died <input type="checkbox"/> A representative with the necessary authority to sell the property for a living owner (for example with a power of attorney) <input type="checkbox"/> Other (please give details):
7. The property is being sold:	<input checked="" type="checkbox"/> With vacant possession <input type="checkbox"/> Section 171((2) of the Housing Act 2004 applies and part of the property is not being sold with vacant possession. Explanation of circumstances as follows:



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Title Information



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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 ND157674

Edition date 01.05.2009

- This official copy shows the entries on the register of title on 17 Sep 2009 at 14:31:26.
- 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 Sep 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 Durham Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

NORTHUMBERLAND

- 1 (30.05.2008) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 2 Oakfield House, Sandringham Meadows, Blyth (NE24 3BD).

NOTE: Only the ground floor flat is included in the title.

- 2 (30.05.2008) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 28 March 2008
Term : 125 years (less 1 day) from 1 January 2007
Parties : (1) Miller Homes Limited
(2) Sandringham Meadows (Blyth) Management Limited
(3) Stanley Hindmarsh and Alan Hindmarsh
- 3 (30.05.2008) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (30.05.2008) The registered lease dated 28 March 2008 grants the exclusive use of the parking space tinted brown on the title plan.
- 5 (30.05.2008) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 6 (30.05.2008) The landlord's title is registered.

Title number ND157674

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 (30.05.2008) PROPRIETOR: STANLEY HINDMARSH and ALAN HINDMARSH of 2 Oakfield House, Sandringham Meadows, Blyth, Northumberland NE24 3BD.
- 2 (30.05.2008) The price, other than rents, stated to have been paid on the grant of the lease was £119,000.

C: Charges Register

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

- 1 (30.05.2008) A Transfer of the freehold estate in the land in this title and other land dated 14 July 2006 made between (1) Robert Henry Dickinson and Richard Stephenson Middleton and (2) Miller Homes Limited contains restrictive covenants.

NOTE: Copy filed under ND148166.

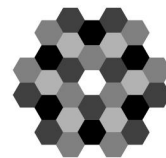
End of register



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 ND160985

Edition date 01.05.2009

- This official copy shows the entries on the register of title on 17 Sep 2009 at 14:33:03.
- 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 Sep 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 Durham Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

NORTHUMBERLAND

- 1 (27.02.2009) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 1-12, Oakfield House and 1-6 Parkside House, Sandringham Meadows, Blyth.
- 2 (27.02.2009) The land has the benefit of the rights reserved by a Conveyance of the freehold estate of the land adjoining the north western boundary of the land in this title and other land dated 14 October 1994 made between (1) The Honourable Matthew White Ridley (Vendor) (2) Robert Henry Dickinson and Christopher Jonathan Pumphrey (Vendors) and (3) Leech Homes Limited (Purchaser).

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under ND143339.

- 3 (27.02.2009) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the freehold estate of land adjoining the western boundary of the land in this title dated 8 November 1996 made between (1) Robert Henry Dickinson and Richard Stephenson Middleton (Transferors) and (2) Wimpey Homes Holding Limited (Transferee).

NOTE: Copy filed under ND143339.

- 4 (27.02.2009) By a Deed of Variation dated 11 August 1997 made between (1) Robert Henry Dickinson and Richard Stephenson Middleton and (2) Beazer Homes Limited the rights reserved by the Conveyance dated 14 October 1994 referred to above were expressed to be varied as therein mentioned

NOTE: Copy filed under ND143339.

- 5 (27.02.2009) The land has the benefit of the following rights reserved by

A: Property Register continued

but is subject to the following rights granted by a Transfer of other land dated 14 February 2000 made between (1) Robert Henry Dickinson and Richard Stephenson Middleton and (2) Cussins Homes (North)Limited :-

"Rights granted for the benefit of the Property

The following rights are granted to the Transferee and its lessees to all or any part of the Property

1. During the Perpetuity Period with all necessary workmen and appliances to enter such part of the Retained Land as is reasonably necessary at any time or times subject to giving reasonable written notice for the purposes of:-

1.1 laying or constructing along such route as may be approved by the Transferor within 25 metres of the southern boundary of the Property (such approval not to be unreasonably withheld or delayed) foul and storm water sewers and drains watercourses gas electricity water telephone and other services

1.2 constructing the Cycleway together with street lighting drainage and associated landscaping to a standard required by the local highway and planning authority

and to enter such parts of the Retained Land as is reasonably necessary for the purposes of inspecting cleansing repairing maintaining reinstating and (if necessary) renewing and replacing the same and for all the before mentioned purposes to break open the surface thereof so far as may be necessary from time to time PROVIDED ALWAYS THAT the persons exercising such rights shall make good any damage occasioned thereby and that the Transferee shall indemnify the Transferor in respect of all actions claims demands costs and expenses including reasonable and proper professional fees arising from the exercise of the said rights

2. To the free passage and running of water soil gas electricity telephone and other services now or within the Perpetuity Period to be installed in the Retained Land from the Property and all buildings and roads which are now or may within the Perpetuity Period be on the Property through along and into the sewers drains channels pipes watercourses mains wires cables conduits and all other service installations which are now or may within the Perpetuity Period be in or under the Retained Land the Transferee contributing a fair proportion (according to user) of the cost of maintaining and repairing the same until (in the case of sewers and drains) the same shall be adopted by the Sewerage Undertaker

3. To go and repass with or without cycles and/or animals over and along the Cycleway until the Cycleway is adopted as maintainable at public expense

4. To connect into (in such position as shall first have been agreed in writing by the Transferor and the relevant service authorities such agreement not to be unreasonably withheld or delayed by the Transferor and for the avoidance of doubt it shall be reasonable to withhold such consent in the event that such connection would overload the drains sewers watercourses or conducting media or would prejudice development of the Retained Land) and thereafter to the free passage of water soil gas electricity and other services to and from the Property through the drains sewers watercourses and conducting media now laid or hereafter with the Perpetuity Period to be laid over through or under the Retained Land for the purposes of bringing or taking water soil gas electricity and telephone signals to and from the Property subject to the payment by the Transferee of a fair proportion (according to user) of the cost of maintaining and repairing the same (until

.....

"Cycleway" means a footpath/cycleway approximately 3 metres wide to be constructed on the Retained Land adjacent to the southern boundary of the Property between points X and Y on the plan

"Perpetuity Period" means a period of eighty years from the date of this

A: Property Register continued

transfer

"Retained Land" means the land edged blue on the plan annexed hereto and each and every part thereof

"Sewerage Undertaker" means Northumbrian Water Limited or such other person or body performing the functions of a statutory sewerage undertaker for the area in which the Property is situate

The expressions "Transferor" and "Transferee" shall include their successors in title to their respective property and each and every part thereof and (where the context admits or requires) the expression "Transferor" shall mean both the 1986 Trustees and the 1995 Trustees"

NOTE: The points X-Y and the retained land referred to lie to the north of the land in this title.

- 6 (27.02.2009) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 14 July 2006 referred to in the Charges Register.
- 7 (27.02.2009) The Transfer dated 14 July 2006 referred to above contains provisions as to light or air.
- 8 (27.02.2009) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 29 January 2009
Term : 126 years from 1 January 2007
Parties : (1) Miller Homes Limited
(2) Sandringham Meadows (Blyth) Management Limited
- 9 (27.02.2009) The Lease prohibits or restricts alienation.
- 10 (27.02.2009) The landlord's title is registered.

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 (27.02.2009) PROPRIETOR: SANDRINGHAM MEADOWS (BLYTH) MANAGEMENT LIMITED (Co. Regn. No. 06124448) care of 22-24 Grey Street, Newcastle Upon Tyne, Tyne And Wear NE1 6AD.
- 2 (27.02.2009) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number ND148166 or their conveyancer that the provisions of paragraph 6 of the Second Schedule have been complied with or that they do not apply to the disposition.

C: Charges Register

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

- 1 (27.02.2009) The land is subject to the rights reserved by the registered lease.
- 2 (27.02.2009) A Transfer of the freehold estate in the land in this title and other land dated 14 July 2006 made between (1) Robert Henry Dickinson and Richard Stephenson Middleton and (2) Miller Homes Limited contains restrictive covenants.
- NOTE: Copy filed under ND148166.*
- 3 (27.02.2009) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.

C: Charges Register continued

The leases grant and reserve easements as therein mentioned.

NOTE: In addition, certain leases grant the exclusive use of the car parking spaces as more particularly described in the Schedule of Leases.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	09.01.2008 Numbered 1 in blue (part of)	8 Oakfield House (ground floor flat)	20.12.2007 125 years from 01/01/2007 (less one day)	ND155388
	NOTE: The Lease grants the exclusive right to use the car parking space numbered 1 in brown on the title plan.			
2	09.01.2008 Numbered 1 in blue (part of)	12 Oakfield House (second floor flat)	20.12.2007 125 years from 1/1/2007 (less one day)	ND155389
	NOTE: The Lease grants the exclusive right to use the car parking space numbered 2 in brown on the title plan.			
3	14.01.2008 Numbered 2 in blue (part of)	11 Oakfield House (second floor flat)	20.12.2007 125 years from 1/1/2007 (less one day)	ND155471
	NOTE: The Lease grants the exclusive right to use the car parking space numbered 3 in brown on the title plan.			
4	15.01.2008 Numbered 3 in blue (part of)	4 Oakfield House (first floor flat)	20.12.2007 125 years from 1/1/2007 (less one day)	ND155513
	NOTE: The Lease grants the exclusive right to use the car parking space numbered 4 in brown on the title plan.			
5	16.01.2008 Numbered 4 in blue (part of)	5 Oakfield House (second floor flat)	20.12.2007 125 years from 1/1/2007 (less one day)	ND155537
	NOTE: The Lease grants the exclusive right to use the car parking space numbered 5 in brown on the title plan.			
6	23.01.2008 Numbered 1 in blue (part of)	10 Oakfield House (first floor flat)	20.12.2007 125 years from 1/1/2007 (less one day)	ND155713
	NOTE: The Lease grants the exclusive right to use the car parking space numbered 6 in brown on the title plan.			
7	25.01.2008 Numbered 2 in blue (part of)	7 Oakfield House (ground floor flat)	20.12.2007 125 years from 1/1/2007 (less one day)	ND155754
	NOTE: The Lease grants the exclusive right to use the car parking space numbered 7 in brown on the title plan.			
8	25.01.2008 Numbered 2 in blue (part of)	9 Oakfield House (first floor flat)	20.12.2007 125 years from 1/1/2007 (less one day)	ND155756
	NOTE: The Lease grants the exclusive right to use the car parking space numbered 8 in brown on the title plan.			
9	30.05.2008 Numbered 3 in blue (part of)	2 Oakfield House (ground floor flat)	28.03.2008 125 years from 1/1/2007 (less one day)	ND157674
	NOTE: The Lease grants the exclusive right to use the car parking space numbered 9 in brown on the title plan.			
10	22.07.2008 Numbered 4 in	1 Oakfield House (Ground Floor Flat)	27.06.2008 125 years	ND158359

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	blue (Part of)		(less one day)from 1/1/2007.	
	NOTE: This Lease grants the exclusive use of the Car parking space numbered 10 on the title plan.			
11	19.08.2008 Numbered 4 in blue (Part of)	3 Oakfield House (first floor flat)	08.08.2008 125 years (less 1 day from) 1/1/2007	ND158699
	NOTE: This lease grants the exclusive use of the car parking space numbered 11 in brown on the title plan			
12	19.12.2008 Numbered 5 (part of) in blue	2 Parkside House (ground floor flat)	11.12.2008 125 years (less 1 day) from 1.1.2007	ND160179
	NOTE: This lease grants the exclusive right to use the car parking space numbered 12 in brown on the title plan.			
13	19.12.2008 Numbered 5 (part of) in blue	3 Parkside House (first floor flat)	11.12.2008 125 years (less 1 day) from 1.1.2007	ND160180
	NOTE: This lease grants the exclusive right to use the car parking space numbered 13 in brown on the title plan.			
14	19.12.2008 Numbered 5 (part of) in blue	4 Parkside House (first floor flat)	11.12.2008 125 years (less 1 day) from 1.1.2007	ND160181
	NOTE: This lease grants the exclusive right to use the car parking space numbered 14 in brown on the title plan.			
15	11.12.2008 Numbered 5 (part of) in blue	5 Parkside House (second floor flat)	11.12.2008 125 years (less 1 day) from 1.1.2007	ND160182
	NOTE: This lease grants the exclusive right to use the car parking space numbered 15 in brown on the title plan.			
16	11.12.2008 Numbered 5 (part of) in blue	6 Parkside House (second floor flat)	11.12.2008 125 years (less 1 day) from 1.1.2007	ND160183
	NOTE: This lease grants the exclusive right to use the car parking space numbered 16 in brown on the title plan.			
17	07.01.2009 numbered 5 (part of) in blue	1 Parkside House (ground floor flat)	11.12.2008 125 years (less 1 day) from 01.01.2007	ND160354
	NOTE: This lease grants the exclusive use of the car parking space numbered 17 in brown on the title plan.			

End of register

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 ND161673

Edition date 09.06.2009

- This official copy shows the entries on the register of title on 17 Sep 2009 at 14:34:37.
- 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 Sep 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 Durham Office.

A: Property Register

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

NORTHUMBERLAND

- 1 (05.10.2005) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land at Sandringham Drive, Blyth.
- 2 (05.10.2005) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land adjoining the western boundary of the land in this title dated 8 November 1996 made between (1) Robert Henry Dickinson and Richard Stephenson Middleton (Transferors) and (2) Wimpey Homes Holding Limited (Transferee).
NOTE: Copy filed under ND143339.
- 3 (05.10.2005) By a Deed of Variation dated 11 August 1997 made between (1) Robert Henry Dickinson and Richard Stephenson Middleton and (2) Beazer Homes Limited the rights reserved by the Conveyance dated 14 October 1994 referred to above were expressed to be varied as therein mentioned
NOTE: Copy filed under ND143339.
- 4 (02.08.2006) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 14 July 2006 referred to in the Charges Register.
- 5 (02.08.2006) The Transfer dated 14 July 2006 referred to above contains provisions as to light or air.
- 6 (15.05.2009) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer dated 22 April 2009 made between (1) Miller Homes Limited and (2) Ramvel Limited .
NOTE: Copy filed.
- 7 (15.05.2009) The Transfer dated 22 April 2009 referred to above contains a provision as to light or air.

Title number ND161673

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 (15.05.2009) PROPRIETOR: RAMVEL LIMITED (Co. Regn. No. 06703206) of Molteno House, 320 Regents Park Road, Finchley, London N3 2JX.

C: Charges Register

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

- 1 (02.08.2006) A Transfer of the land in this title and other land dated 14 July 2006 made between (1) Robert Henry Dickinson and Richard Stephenson Middleton and (2) Miller Homes Limited contains restrictive covenants.

NOTE: Copy filed under ND148166.

- 2 (03.05.2007) The land is subject to the rights granted by a Deed of Grant dated 30 April 2007 made between (1) Miller Homes Limited and (2) Northern Electric Distribution Limited.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under ND148166.

- 3 (09.06.2009) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	27.02.2009	1 to 12 Oakfield House and 1 to 6 Parkside House	27.02.2009 126 years from 1.1.2007	ND160985

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.

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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.

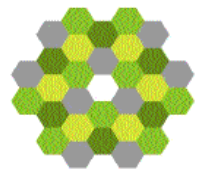
This official copy is issued on 17 September 2009 shows the state of this title plan on 17 September 2009 at 14:31:26. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. 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, Durham Office .

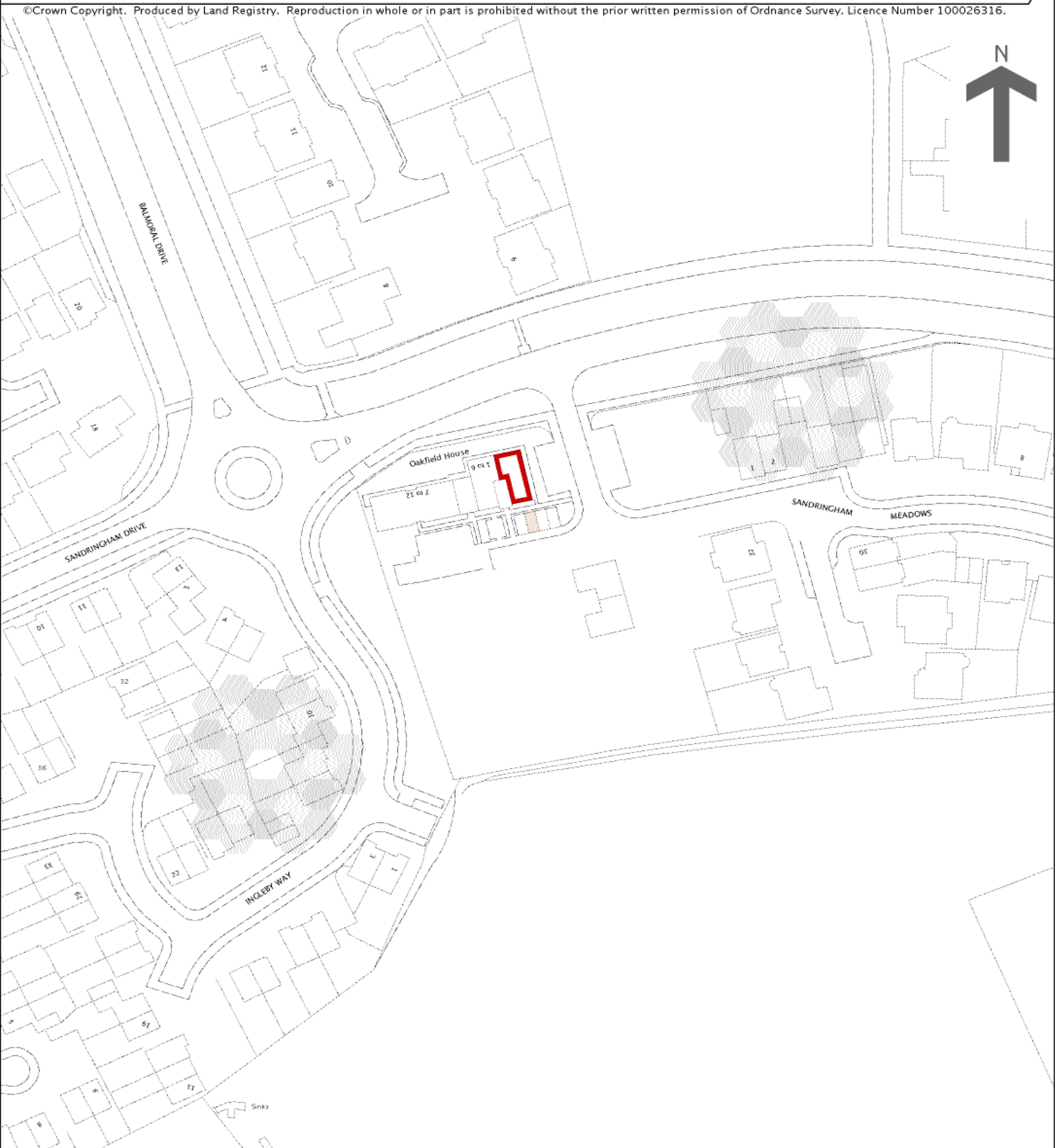


Land Registry Official copy of title plan

Title number ND157674
Ordnance Survey map reference NZ3079SE
Scale 1:1250
Administrative area NORTHUMBERLAND



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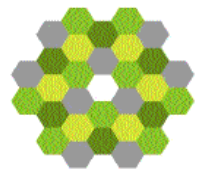
This official copy is issued on 17 September 2009 shows the state of this title plan on 17 September 2009 at 14:33:03. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. 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, Durham Office .

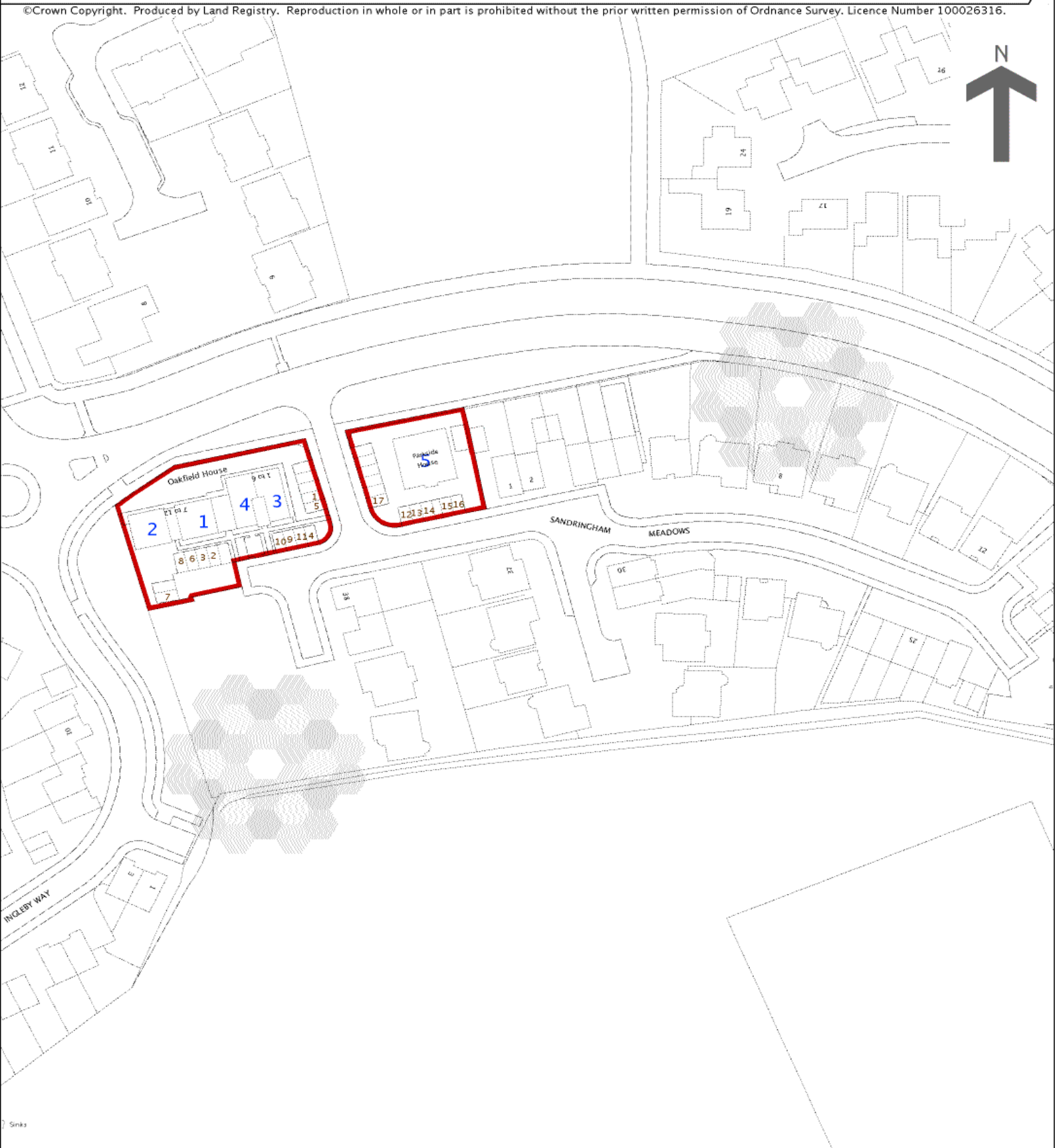


Land Registry Official copy of title plan

Title number ND160985
Ordnance Survey map reference NZ3079SE
Scale 1:1250
Administrative area NORTHUMBERLAND



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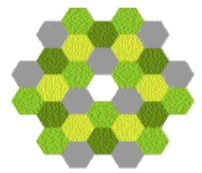
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This title is dealt with by the Land Registry, Durham Office .

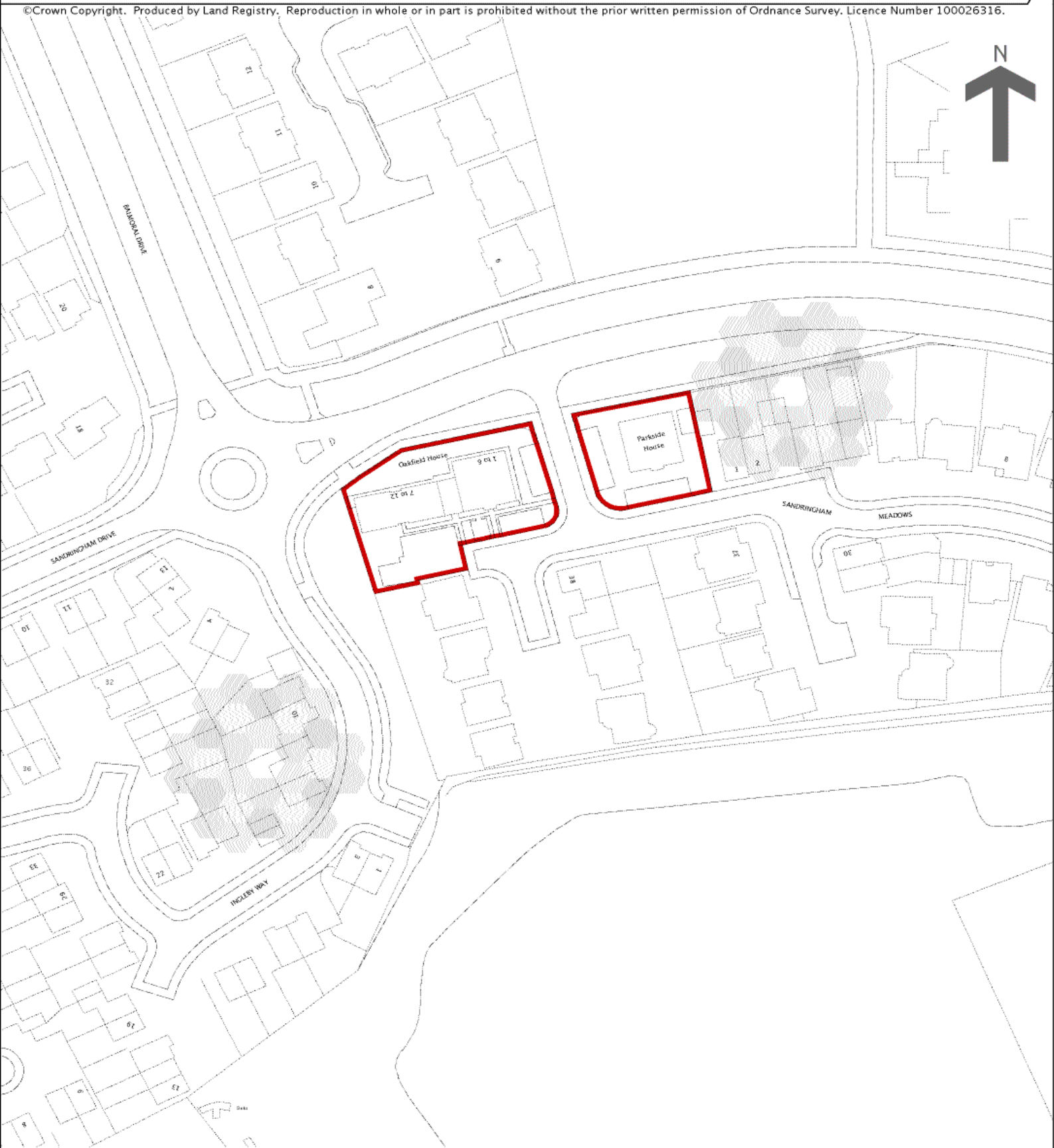


Land Registry Official copy of title plan

Title number ND161673
Ordnance Survey map reference NZ3079SE
Scale 1:1250
Administrative area NORTHUMBERLAND



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Search Reports



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Search Report Local Land Charges and Local Enquiries (2007 Edition)



A

Property Address Searched

2 Oakfield House
Sandringham Meadows
Blyth
NE24 3BA

B

Additional Roads Searched

C

Search Report Completed by:
Bolar Limited T/A
NSS - The National Search Service
32-33 Apex Business Park
Annitsford
Tyne & Wear
NE23 7BF

Reference: BOL6650
'The Search Company'

D

Signed: Tim Lapham

Date: 15/10/2009

E

Search Report Requested by:
PartnersHIPs (PartnersHIPs)
32-33 Apex Business Park
Annitsford
Tyne & Wear
NE23 7BF

Your Ref: 4499HA

F

Local Authority Name & Address

Northumberland County Council
(Blyth Valley)
County Hall
Morpeth
Northumberland
NE61 2EF

G

H

Estate Agent:

Rook Matthews Sayers

Enquiries for the land or property known as:

2 Oakfield House
Sandringham Meadows
Blyth
NE24 3BD

Local Land Charges Register

A search of the register on [22/9/2009] revealed the following entries:

REF 05/01414/03	Residential development
Approved 12/8/05	
REF 05/01465/04	Section 106 - Dated 12/8/05
REF 06/00827/03	Unilateral planning obligation under Section 106 of the Town & Country Planning Act - Dated 26/3/06
REF 07/00816/04	Section 38 of the Highways Act, Miller Homes & Blyth Valley Council containing covenants under Section 33 of the Local Government Act 1982 - Dated 26/11/07

Planning register entries:

A search of the register on [22/9/2009] revealed the following entries:

REF 03/00454/OUT	Outline residential development
Approved 12/8/05	
REF 05/00184/FUL	New access road
Withdrawn 8/8/05	
REF 05/00604/REM	62 dwellings with highways
Approved 30/3/06	

Building Regulations:

Enquiries of the council's records have revealed:

REF 06/00348/DOMPTN	New build development
Approved 5/5/06	

Smoke Control:

Enquiries of the council's records have revealed:

Order dated 1/11/85

Sources of Information

We have obtained the information to compile this search report from the following locations:

Local Land Charges

Civic Centre
Renwick Road
Blyth
Northumberland
NE24 2BX

Tel. - 01670 542217

Information on printed forms which have to be transcribed

Information obtained from this department is reported in Questions 1.1(f-h), 2.0(b-d), 3.1, 3.2, 3.4(b-d), 3.5, 3.6(a-l), 3.7(a-f), 3.8, 3.9(a-n), 3.11

Planning department

Council Offices
Avenue Road
Seaton Delaval
Northumberland
NE25 0DX

Tel. - 01670 542542

Information on cards

Information obtained from this department is reported in Questions 1.1 (a -e) 1.2

Highways department

Community and Environmental Services Directorate,
Northumberland County Council,
Morpeth,
NE61 2EF

Information on line at www.northumberland.gov.uk

Information obtained from this department is reported in Questions 2.0(a), 3.4(a), 3.4(e-f)

Building Regulations Department

Council Offices
Avenue Road
Seaton Delaval
Northumberland
NE25 0DX

Tel. - 01670 542542

Information on cards

Information obtained from this department is reported in Questions 1.1 (f-h)

Mapping Records

Council Offices
Avenue Road
Seaton Delaval
Northumberland
NE25 0DX

Tel. - 01670 542542

Information obtained from this department is reported in Questions 1.2

Environmental Health Dept

Council Offices
Avenue Road
Seaton Delaval
Northumberland
NE25 0DX

Tel. - 01670 542542

Information obtained from this department is reported in Questions 3.10(a-b), 3.12(a-c)

Radon Data

We have inspected the Health Protection Agency maps 2007 version.

Information obtained from this is reported in Questions 3.13.

Copies of any documents referred to in this search report can be obtained from the *Source of Information*. There may or may not be a charge for this information and we have indicated to the best of our knowledge whether this is the case. For up to date charges please contact the *Source of Information*.

Search Warranty

The Information in this search is covered by an insurance policy to protect the purchaser, seller or lender from any adverse entry.

Details of the insurance are provided in the Key Facts document at the back of this search. For a copy of the full policy please contact NSS Head Office at 14 Cartwright Court, Dyson Wood Way, Bradley, Huddersfield, HD2 1GN or by e-mail at general.mailbox@nationalsearchservice.co.uk or by telephone on 0844 8754101.

Part I Local Enquires

1. PLANNING AND BUILDING REGULATIONS		
1.1	<p>Decisions and Pending Applications Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications</p> <p>(a) a planning permission;</p> <p>(b) a listed building consent;</p> <p>(c) a conservation area consent;</p> <p>(d) a certificate of lawfulness of existing use or development;</p> <p>(e) a certificate of lawfulness of proposed use or development;</p> <p>(f) building regulations approval;</p> <p>(g) a building regulation completion certificate; and</p> <p>(h) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?</p>	<p>A list of relevant information is attached to the search</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>A list of relevant information is attached to the search</p> <p>None</p> <p>These records are not held by the Local Authority. Information is available from the appropriate scheme managers direct</p>
1.2	<p>Planning Designations and Proposals What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?</p>	<p>General Housing</p>
ROADS		
2.	<p>Which of the roads, footways and footpaths named in boxes A and B on the front page are:</p> <p>(a) highways maintainable at public expense;</p> <p>(b) subject to adoption and, supported by a bond or bond waiver;</p> <p>(c) to be made by a local authority who will reclaim the cost from the frontagers; or</p> <p>(d) to be adopted by a local authority without reclaiming the cost from the frontages?</p>	<p>Section 33/38 & 106 Section 38 street works agreement supported by a bond</p> <p>Not applicable</p> <p>Not applicable</p>
OTHER MATTERS		
<p>Apart from matters entered on the register of local land charges, do any of the following matters apply to the property?</p>		
3.1	<p>Land required for Public Purposes Is the property included in land required for public purposes?</p>	<p>None</p>
3.2	<p>Land to be acquired for Road Works Is the property included in land to be acquired for road works?</p>	<p>None</p>
3.3	<p>Drainage Agreements and Consents Do either of the following exist in relation to the property-</p> <p>(a) An agreement to drain buildings in combination into an existing sewer by means of a private sewer; or</p> <p>(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?</p>	<p>None</p> <p>None</p> <p>None</p>
3.4.	<p>Nearby Road Schemes Is the property (or will it be) within 200 meters of any of the following;-</p> <p>(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme;</p> <p>(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;</p> <p>(c) the outer limits of construction works for a proposed alteration or improvement to an existing road, involving (i) construction of a</p>	<p>None</p> <p>None</p>

	roundabout (other than a mini-roundabout); or (ii) widening by construction of one or more additional traffic lanes;	None
(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;	None
(e)	the centre line of the proposed route of a new road under proposals published for public consultation; or	None
(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?	None
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?	None
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 A) which abut the boundaries of the property-	
(a)	permanent stopping up or diversion;	None
(b)	waiting or loading restrictions;	None
(c)	one way driving;	None
(d)	prohibition of driving;	None
(e)	pedestrianisation;	None
(f)	vehicle width or weight restriction;	None
(g)	traffic calming works including road humps;	None
(h)	residents parking controls;	None
(i)	minor road widening or improvement;	None
(j)	pedestrian crossings;	None
(k)	cycle tracks; or	None
(l)	bridge building?	None
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 section:-	
(a)	building works;	None
(b)	environment;	None
(c)	health and safety;	None
(d)	housing;	None
(e)	highways; or	None
(f)	public health?	None
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?	None
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;	None
(b)	a stop notice;	None
(c)	a listed building enforcement notice;	None
(d)	a breach of condition notice;	None
(e)	a planning contravention notice;	None
(f)	another notice relating to breach of planning control;	None
(g)	a listed building repairs notice;	None

(h)	In the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation;	None
(i)	a building preservation notice;	None
(j)	a direction restricting permitted development;	None
(k)	an order revoking or modifying planning permission;	None
(l)	an order requiring discontinuance of use of alteration or removal of building or works;	None
(m)	a tree preservation order; or	None
(n)	proceedings to enforce a planning agreement or planning contribution?	None
3.10	Conservation Area Do the following apply in relation to the property-	
(a)	the making of the area a Conservation Area before 31 st August 1974;	None
(b)	or an unimplemented resolution to designate the area a Conservation Area?	None
3.11	Compulsory Purchase Has any enforceable order or decision been made to compulsorily purchase or acquire the property?	None
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;	None
(b)	in relation to a register maintained under section 78R of the Environmental Protection Act 1990:-	None
	(i) a decision to make an entry; or	
	(ii) any entry; or	
(c)	consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice?	None
3.13	Radon Gas Do the records indicate that the property is in a “Radon Affected Area” as identified by the Health Protection Agency? <i>Important note - The answer to this question (3.13) is based on an inspection of the Indicative Atlas of Radon in England and Wales (HPA-RPD-033). This publication shows the worst case for each 1km grid square; as a result, a positive answer does not necessarily mean that the property is 'Radon Affected'; it is merely an indication as to whether further enquiries should be made with the HPA</i>	No. It is in an area where less than 1% of homes are estimated to be at or above the action level.

Informative:

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

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

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

For further information on radon, including an indicative version of the radon Affected Area map, the associated health risks and common questions and answers is available on the Health Protection Agency (HPA) web site; www.HPA.org.uk/radiation/radon/index.htm. Alternatively information can be requested from HPA by telephone (0800 614529 (24h) or (01235 822622 (D/T) or by writing to radon Studies, Health Protection Agency, Radiation Protection Division, Chilton, Didcot, Oxon, OX11 0RQ

To the Policyholder/Intermediary

This document must be revealed to the ultimate insured (including any lender which may be insured by the policy) before conclusion of the insurance contract.

If you are a solicitor, you should disclose this document to your client and/or their lender and/or the purchaser's solicitors for the benefit of their client and/or their lender prior to the conclusion of the insurance contract. We assume that you are authorised by the FSA or otherwise licensed (where applicable) to provide insurance mediation activities.

If you are a broker, you should disclose this document in accordance with the Financial Services Authority (FSA) rules.

To the Insured

This document provides a summary of the cover provided under the policy purchased. It does not contain the full terms and conditions of the policy and you should therefore read this summary in conjunction with the full policy wording to ensure you are fully aware of the terms and conditions of the cover provided.

The Underwriter of this policy is:-

Stewart Title Limited ('STL') of Stewart House, Pynes Hill, Exeter, EX2 5AZ ('STL's address'). The Policyholder is National Search Service, 14 Cartwright Court, Dyson Wood, Bradley Business Park, Bradley, Huddersfield, HD2 1GN

Summary of insurance and cover provided by this policy.

If you are a Buyer (as defined by the policy) who has requested or in a Home Information Pack has been provided with a personal local search provided by the Search company t/a National Search Service ("NSS") ('the Search') or if you are a lender to the Buyer or in a remortgage scenario this is an indemnity policy relating to the Search. Where an answer to a particular question in the search is given the cover under the policy will not apply unless the answer given is incorrect due to the negligence of or an error by the Local Authority in question or by PS. The cover applies to those searches and properties notified to us by the Policyholder on behalf of PS. We assume that the need to purchase this policy has resulted from advice provided to you by the professional legal conveyancing adviser who has applied for the Search from PS or because you have been provided with a Home Information Pack which has PS's search in it . The policy has therefore been sought to protect you against losses that you may incur, as defined in the policy, as a result of any deficiency in the Search result attributable to the lack of an answer or an incorrect answer from the Local Authority or PS and thus a potential adverse entry for the property, as per the terms and conditions of the policy.

If you are selling the Property and have requisitioned the Search from PS you will have cover starting on the Completion Date where the Local Authority has made an error in its reply by revealing an Adverse Entry which should not have been revealed ('the Error') and which is the sole and direct cause of the Buyer renegotiating the Offer Price of the Property to the Sale Price and as a result of which renegotiation you suffered loss.

Significant features or benefits under this policy.

This policy is on an indemnity basis. The purpose of this type of policy is to protect you so that you are reimbursed with the financial loss you may incur as a result of a claim and to ensure that you are placed back in the same position you enjoyed prior to the claim (subject to the terms and conditions of the policy). There is a Maximum Liability which we will pay and this is set out in the definition of that term.

Significant Conditions or Exclusions under this policy.

Significant conditions:-

- You must notify us immediately of any Adverse Entry which comes to your attention and co-operate fully with all reasonable requests by us for information and documentation and shall, at our expense, take any action required by the Company to mitigate any loss or potential loss arising as a result of the Adverse Entry.
- The Policy covers only those Personal Searches which have been declared to us by the Policyholder together with the premium due.
- If you knowingly make a claim which is false or fraudulent in any respect the cover provided under this Policy shall become void with immediate effect.
- This Policy does not cover any loss which at the time of the loss is insured by (or would be insured by but for the existence of this Policy) any other policy of insurance other than any excess beyond the amount which would have been payable under such other policy had this Insurance not been effected.
- any act or omission by you, which in whole or part induces a claim under this policy, will prejudice your position and could void the policy
- you or your professional legal advisors should not take any steps to compromise or settle a claim without STL's prior written consent

Exclusions:-You are not insured:-

- for any Adverse Entry known to you at the date of cover or where you know the answer given is incorrect or
- in respect of any answer which is actually obtained in the Personal Search relating to questions in the Local Search covered by the policy unless the answer given is incorrect because the Local Authority or PS has made an error or is negligent and it is later found that the correct answer would have been adverse
- Where you have suffered no loss.
- If you are the Borrower in a remortgage scenario as the cover is for the lender only.
- Where the Property is not used for residential purposes.

A full list of Conditions and Exclusions is contained in the policy.

What is the Policy term?

There is no fixed term – usually the policy will expire upon your ceasing to be the owner of the property or if you are lending under the terms of a mortgage over

the Property the date on which your loan is repaid or the Property ceases to be subject to your mortgage.

Updating the cover.

STL can consider requests to increase or extend cover. STL will not however provide advice thereon or recommend how you should proceed. You will need to make your own choice about how to proceed and we recommend that this is done with guidance from your professional legal conveyancing advisor and the Policyholder.

Rights of cancellation.

You have a right to cancel your policy within 14 days of the commencement of the contract or receipt of the policy whichever is later. Where performance of the contract has commenced at your request before expiry of the cancellation period we may require you to pay for the cover actually provided in connection with the policy. The amount will be in proportion to the extent of the cover already provided to you in comparison with the full coverage of the contract.

Claims under this policy

If you wish to notify a claim under this policy, please contact us in writing immediately you become aware of the claim with as much detail as is available for the attention of the Company Solicitor at STL's address.

What if you have a complaint?

If you wish to register a complaint, please contact us by writing to 'The Company Solicitor at STL's address or, if you are not satisfied with the response, to the Financial Ombudsman Service whose current address is in the Policy.

The Financial Services Compensation Scheme (FSCS)

We are covered by the FSCS. You may be entitled to compensation from the scheme if we cannot meet our obligations. This will depend on the type of business and the circumstances of the claim. Further information about compensation scheme arrangements is available from the FSCS currently contactable at 7th Floor Lloyds Chambers, Portsoken Street, London E1 8BN.

TERMS AND CONDITIONS OF REPORT undertaken by Bolar Limited T/A NSS- The National Search Service.

1. The person who conducted the search and the person who compiled this report have a business relationship with the Home Information Pack (HIP) Company who requested this search as detailed in Box E on the front cover. The HIP Company may in turn have a business relationship with the Estate Agent who is selling the property, detailed in Box H.

2. This report has been compiled from information and records held firstly by the Local Authority and secondly by any other authority or person (if applicable) whose details appear on the front page of this search.

3. Any documents referred to in this search report can be obtained from the local authority, other stated authority or person (if applicable) whose details appear adjacent to the relevant search result

4. If there is any negligent or incorrect:

- entry in the records searched
- interpretation of the records searched
- recording of that interpretation in the search report

The Search Company trading as NSS of address detailed in box C on the front sheet is liable for the said entry, interpretation or recording

5. In accordance with paragraph 1(k) of part 1 of Schedule 6 of the Home Information Pack No 2 Regulations, if any person, who is entitled to rely on this report pursuant to the Home Information Pack Regulations 2007, wishes to make a complaint or seek redress in relation to a matter in this report, he should in the first instance contact the director of the search company detailed in box c on the front sheet of the report, who will acknowledge the correspondence within 5 working days and will at the same time provide a copy of the Company's formal Complaints Handling Procedure.

The firm is registered with the Property Codes Compliance Board as a subscriber to the Search Code. Where complaints cannot be resolved by the Company, they can be referred to the Independent Property Codes Adjudication Scheme. The Company will provide contact details.

6. In accordance with paragraph 1(l) of Part 1 of Schedule 6 to the Home Information Pack Regulations 2007:

(a) This report has been prepared with reasonable care and skill

(b) A responsible person acting in accordance with the duties set out in section 155-158 of the Housing Act 2004 may copy or issue a copy of this report for the purposes of complying with

- regulations 6, 7, 9(k)(ii), 9(l), 9(m) and 25
- s156(1), (2) and (11) of the 2004 Act

(c) The statement in paragraph 6(a) above may be relied upon by the following to the extent that they may rely on the said statement and enforce the provisions of the contract between the Home Information Pack Provider and The Search Company whether or not they are a party to the said contract, namely

- the seller of the property
- a potential or actual buyer of the property
- a mortgage lender

(d) Any liability for any matter arising under paragraph 6(c) above is the subject of a contract of insurance against such risk effected by and carried out by persons authorised for the purposes of the Financial Services and Markets Act 2000

(e) Any liability for financial loss arising under paragraph 6(c) above will be met by financial compensation to be paid by either

- a person who is a party to the contract of insurance or
- another person involved in the sale of the property

failing which, if those persons fail to pay or no longer exist (and do not have a successor), financial compensation will be paid by the persons specified in (d) above

7. The names of the persons who are liable to make the payments described in clause 6(e) above are :

- The Search Company T/A NSS of the address detailed in Box C
- CNA Insurance Co Ltd

IMPORTANT CONSUMER PROTECTION INFORMATION

This Home Information Pack (HIP) has been produced by [Bolar T/A NSS, Units 32 & 33 Apex Business Village, Annitsford, Northumberland, NE23 7BF, Tel 08447705656, e-mail helpdesk@partnerships.uk.com] which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the HIP Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The 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 firms providing HIPs have to meet. 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 providers will:

- Display the Code logo prominently in our HIPs.
- Provide HIPs promptly. If there is a delay in producing the HIP, we will inform you of this and why the delay has occurred.
- Train our staff properly to provide HIPs with thoroughness and diligence, in line with the commitments set out in this Code.
- Respond promptly to queries raised on a HIP, to ensure improved understanding.
- Handle complaints speedily and fairly.
- At all times maintain insurance to protect you as prescribed by the PCCB.
- Act with integrity and ensure that all HIPs services comply with relevant laws, regulations, and industry standards.

Complaints

If you have a query or complaint about your HIP, you should raise it directly with the HIP provider, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your HIP provider failing to keep to the Code.

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

TPOs Contact Details:

The Property Ombudsman scheme
Beckett House
4 Bridge Street
Salisbury
Wiltshire SP1 2LX
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

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



This search has been produced by Bolar Ltd T/A NSS - The National Search, of Edge View House, Salmon Fields Business Village, Royton, OL2 6HT. (Tele No 0161 925 3247, FAX :0161 9253233, E-mail: bolar@lavabit.com) , which is registered with the Property Codes Compliance Board as a subscriber to the Search Code.

Important Customer Protection Information

The Search Code provides protection for homebuyers, sellers, conveyances 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:

- Display the code logo prominently on their search reports
- Act with integrity and carryout work with due skill, care and diligence
- At all times maintain adequate and appropriate insurance to protect consumers
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards
- Monitor their compliance with the code

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

E-mail: 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



Drainage & Water Enquiry

In response to the enquiry for drainage and water information, this search report was prepared following examination of Northumbrian Water Limited's records and other summary records derived from the original. Northumbrian Water Limited is responsible for the accuracy of the information contained within the search report.

Northumbrian Water Limited has carried out enquiries into the property address below, in accordance with its Terms and Conditions of sale which are set out in Appendix 2.

2 OAKFIELD HOUSE
SANDRINGHAM MEADOWS
BLYTH
NE24 3BD

Question 1 Interpretation of Drainage and Water Search.

Appendix 1 of this report contains definitions of terms and expressions identified in Part 1 of the Schedule 8 of Statutory Instrument 2007 No 1667 Known as the Home Information Pack (No. 2) Regulations 2007 (the "Regulations").

Question 2 Enquiries and Responses

The records were searched by:

Michael Molloy of Northumbrian Water.

Who has no, nor is likely to have, any personal business relationship with any person involved in the sale of the property.

The report was completed by:

Michael Molloy of Northumbrian Water.

Who has no, nor is likely to have, any personal business relationship with any person involved in the sale of the property.

This was requested on 18/SEP/2009 and completed on 21/SEP/2009 and 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 person liable in each of the following events is Northumbrian Water Limited

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



All correspondence including any queries about the preparation of this search report, or formal complaints should be directed to Northumbrian Water Property Solutions Team Leader, who can be contacted as follows.

Northumbrian Water Property Solutions, Head Office, Abbey Road, Pity Me, Durham, DH1 5FJ.

DX 717042, Durham 15.

Email propertysolutions@nwl.co.uk, telephone number 0870 2417 408 and fax number 0870 2417 409

Northumbrian Water Limited (NWL) offers staged, robust and uniformly efficient procedures to ensure that customers receive support in the event of any query or complaint.

Northumbrian Water Property Solutions guaranteed standards and complaints procedure

As a minimum standard Northumbrian Water Property Solutions will -

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



Question 3

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.

1. Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
2. 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.
3. Sewers indicated on the extract of the public sewer map as being subject to an agreement under section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer, if any.
4. Assets other than public sewers may be shown on the copy extract, for information.

Question 4

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

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

1. 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 which also serves other properties. These may pass through land outside of 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.
2. An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Question 5

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

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

1. Water companies are not responsible for private drains and sewers that connect the property to the public sewerage system and do not hold details of these.
2. 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. These may pass through land outside of 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.
3. In some cases, water company records do not distinguish between foul and surface water connections to the public sewerage system.
4. If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the company.
5. An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Question 6

Are any sewers or lateral drains serving or which are proposed to serve the



property the subject of an existing adoption agreement or an application for such an agreement?

The property is part of an established development and is not subject to an adoption agreement.

1. 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
2. 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.
3. Please note this could relate to a piece of land that is not part of an established development and is not subject to an adoption agreement.

Question 7

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.

Please be aware that there may be public sewers, disposal mains or lateral drains situated, that could infringe within the boundaries of the property, which are shown on the sewer map as being outside the boundary.

1. The boundary of the property has been determined by reference to the Ordnance Survey record.
2. 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.

Question 8

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.

1. 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.
2. The measure is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.

Question 9

Has a sewerage undertaker approved or been consulted about any plans to



erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?

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.

Question 10

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.

1. The "water mains" in this context are those which are vested in and maintainable by the water company under statute.
2. Assets other than public water mains may be shown on the plan, for information only.
3. 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.
4. The enclosed extract of the public water main record shows known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Question 11

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

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.

1. 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.
2. Please note this could relate to a piece of land and is not subject to an adoption agreement.

Question 12

Who are the sewerage and water undertakers for the area?

Northumbrian Water Limited, PO Box 300 Durham DH1 9ZR is the sewerage undertaker for the area, and Northumbrian Water Limited, PO Box 300 Durham DH1 9ZR is the water undertaker for the area.

Question 13



Is the property connected to mains water supply?

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

Question 14

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

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

1. The boundary of the property has been determined by reference to the Ordnance Survey record.

Question 15

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

The charges are based on actual volumes of water measured through a water meter ("metered supply");

1. Water and sewerage companies full charges are set out in their charges schemes which are available from the company free of charge upon request.

Question 16

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.

1. Water and sewerage companies full charges are set out in their charges schemes which are available from the company free of charge upon request.

2. 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: Watering the garden, other by hand (this includes the use of sprinklers) Automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.

3. Where charges are levied to a third party, the occupier needs to contact the vendor to confirm charging arrangements.

Question 17

Is a surface water drainage charge payable?

Records confirm that a surface water drainage charge is payable for the property at £37.80 for each financial year.

1. Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable.

2. Where surface water charges are payable but the property owner believes that surface water does not drain to the public sewerage system, application can be made to the water company to review the charging situation.



Question 18

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

Records indicate that the property is served by a water meter, which is not located within the dwelling-house which is or forms part of the property, and in particular is located at a position that is not known.

Question 19

Who bills the property for sewerage services?

The property is billed for sewerage services by:
Northumbrian Water Limited, PO Box 300 Durham DH1 9ZR
0845 733 5566
www.nwl.co.uk

Question 20

Who bills the property for water services?

The property is billed for water services by:
Northumbrian Water Limited, PO Box 300 Durham DH1 9ZR
0845 733 5566
www.nwl.co.uk

Question 21

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

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

1. 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.
2. "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.
3. "At Risk" properties are those that the water company is required to include in the Regulatory Register that is reported annually to the Director General of Water Services. These are defined as properties that have suffered or are likely to suffer internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company's reporting procedure.
4. 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.



5. Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.
6. Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
7. 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.

Question 22

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.

1. "Low water pressure" means water pressure below the regulatory reference level which is the minimum pressure when demand on the system is not abnormal.
2. Water Companies are required to include in the Regulatory Register that is reported annually to the Director General of Water Services properties receiving pressure below the reference level, provided that allowable exclusions do not apply (i.e. events which can cause pressure to temporarily fall below the reference level).
3. The reference level of service is a flow of 9 litres/minute at a pressure of 10 metres head on the customer's side of the main stop tap (mst). The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap.
The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served. For two properties, a flow of 18 litres/minute at a pressure of 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 Institute of Plumbing handbook.
4. 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 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 PRVs or booster pumps); Fire fighting; and Action by a third party. However, if problems of this type affect a property frequently, they cannot be classed as one-off events and further investigation will be required before they can be excluded.
Low pressure 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.

Question 23

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

The analysis records confirmed that tests failed to meet the standards prescribed by the 2000 Regulations or the 2001 Regulations in relation to another substance or substances and these are:



1 of 36 tests failed to meet the standard for Iron

1. Northumbrian Water investigates all infringements of water quality standards thoroughly and take appropriate corrective actions to resolve any problems. If there was any risk to public health from the quality of drinking water supplied, the Company would inform customers immediately and advise them not to drink the water until the risk had been removed.
2. Samples are taken from a random selection of addresses within a water supply zone and the results of these samples represent the zonal performance. Water Quality zones are allowed to have a population equivalent of up to 100,000 (approx. 40,000 properties) and can cover large geographical areas. There is only a small possibility that the results of samples reported were taken from the property in question.
3. Water companies have a duty to provide wholesome water that meets the standards of the Water Supply (Water Quality) Regulations 2000.
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.
4. 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
5. 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.
6. 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 operational can be examined.
7. If you require further advise regarding these failures please contact Northumbrian Water Limited's Contact Centre on 0845 717 1100

Question 24

Please include details of any departures, authorised by the Secretary of State under Part 6 of the 2000 Regulations from the provisions of Part 3 of those Regulations.

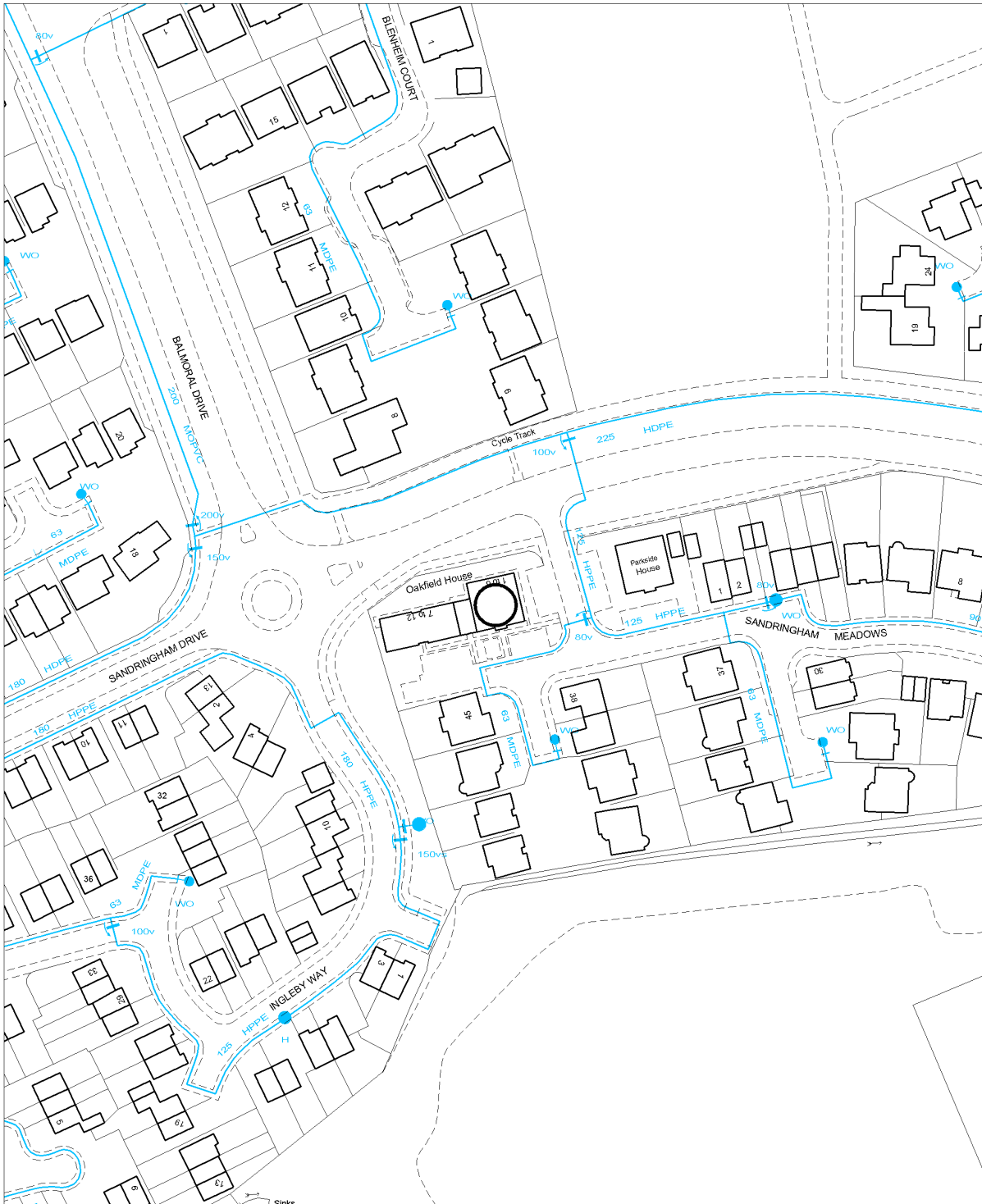
There are no such authorised departures for the water supply zone.

Question 25

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

The nearest sewage treatment works is 1.42 kilometres Easterly of the property. The name of the sewage treatment works is Links Road, which is the responsibility of Northumbrian Water.

1. The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated.
2. The Sewerage undertakers records were inspected to determine the nearest sewage treatment works. It should be noted therefore that there may be a private sewage treatment works closer than the one detailed above that have not been identified.



	Distribution Main		Private Main	Reference No:	BOL6650HIP
	Raw Water Main		Out of Commission Main		
	Trunk Main		Proposed Main		
	Proposed Main		Abandoned Asbestos Main		
			Abandoned Main		

Author : SCANN Date : 18-09-2009
 Title : WATER - '2122956' Sheet: NZ3079SE
 Centre Point : 430596,579288 Scale : Not to scale

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 The information shown on this plan should be regarded as approximate and is intended for guidance only. No liability of any kind whatsoever is accepted by Northumbrian Water, its servants or agents for any omission. The actual position of any water mains or sewers shown on the plan must be established by taking trial holes in all cases. In the case of water mains Northumbrian Water must be given two working days notice of their intention to excavate trial holes. Private connections are not shown but their presence should be anticipated.
WARNING: Where indicated on the plan there could be abandoned asbestos cement materials or shards of pipe. If excavating in the vicinity of these abandoned asbestos cement materials, the appropriate Health & Safety precautions should be taken. Northumbrian Water accepts no liability in respect of claims, costs, losses or other liabilities which arise as the result of the presence of the pipes or any failure to take adequate precautions.
 Emergency Telephone Number: 0845 717 1100





Combined	Private	Abandoned	Reference No: BOL6650HIP
Foul	Highway Drain	Manhole	
Surface Water	Rising Main	Pumping Stn	
Watercourse	Backdrop	Adoption Agreement	

Author : SCANN Date : 18-09-2009
 Title : SEWERAGE - '2122935' sheet: NZ3079SE
 Centre Point : 430596,579288 Scale : Not to scale

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 The information shown on this plan should be regarded as approximate and is intended for guidance only. No Liability of any kind whatsoever is accepted by Northumbrian Water, its servants or agents for any omission. The actual position of any water mains or sewers shown on the plan must be established by taking trial holes in all cases. In the case of water mains Northumbrian Water must be given two working days notice of their intention to excavate trial holes. Private connections are not shown but their presence should be anticipated.
WARNING: Where indicated on the plan there could be abandoned asbestos cement materials or shards of pipe. If excavating in the vicinity of these abandoned asbestos cement materials, the appropriate Health & Safety precautions should be taken. Northumbrian Water accepts no liability in respect of claims, costs, losses or other liabilities which arise as the result of the presence of the pipes or any failure to take adequate precautions.
 Emergency Telephone Number: 0845 717 1100





Appendix 1 Statutory Instrument 2007 No 1667 - Housing, England and Wales - The Home Information Pack Regulations 2007.

1. Interpretation

In this Schedule-

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

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

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

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

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

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

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

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

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

(a) is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a sewerage undertaker or of any other person; and

(b) is not a public sewer;

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

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

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

"lateral drain" means-

(a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or

(b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under Section 102 of the 1991 Act or in an agreement made under Section 104 of that Act (e);

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

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

(a) from the date of issue of a certificate by a Sewerage Undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker's satisfaction; and

(b) until the date that private sewer or lateral drain is vested in the Sewerage Undertaker;

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

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

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

(a) by virtue of a scheme under Schedule 2 to the Water Act 1989(i);

(b) by virtue of a scheme under Schedule 2 to the 1991 Act (j);

(c) under Section 179 of the 1991 Act (k); or

(d) otherwise;

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

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

(a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or

(b) giving or taking a supply of water in bulk;

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

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

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

"water main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a pipe for the time being vested in a person other than the water Undertaker, which is used or to be used by a Water Undertaker or



licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the undertaker or supplier, as distinct from for the purpose of providing a supply to particular customers;

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

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

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

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

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

(a) 1991 c. 56.

(b) S.I. 2000/3184. These Regulations apply in relation to England.

(c) S.I. 2001/3911. These Regulations apply in relation to Wales.

(d) Section 51A was inserted by Section 92(2) of the Water Act 2003 (c. 37). Section 104(1) was amended by Section 96(4) of that Act.

(e) Various amendments have been made to Sections 102 and 104 by Section 96 of the Water Act 2003.

(f) Inserted by Section 56 of and Schedule 4 to the Water Act 2003.

(g) Subsection (1A) was inserted by Section 92(5) of the Water Act 2003.

(h) Section 106(1A) was inserted by Section 99 of the Water Act 2003.

(i) 1989 c. 15.

(j) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.

(k) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.

(l) Section 199 was amended by Section 97(1) and (8) of the Water Act 2003

Drainage & Water Enquiry (Domestic) TERMS AND CONDITIONS

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

Definitions

'The Company' means Northumbrian Water Limited producing 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 an interest in the Property including their mortgage lender.

"the Regulations" means the Home Information Pack (No. 2) Regulations 2007.

Agreement

1.1 The Company agrees to supply the Report to the Customer and to allow it to be provided to the Client and the Purchaser subject, in each case, to these terms. The scope and limitations of the Report are described in paragraph 2 of these terms. The Customer shall be responsible for bringing these terms to the attention of the Client and the Purchaser as necessary.

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 first produced and sent to the Customer.

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 to The Company.

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 which The Company cannot ensure is accurate, complete or valid and for which it accepts no liability.

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 their 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 Customer, 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 is 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 that supplies 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 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 but in any other case the Company's liability for negligence shall be in accordance with the permitted limit for liability identified in Schedule 6 paragraph 8 of the Regulations. In accordance with Schedule 6 paragraph 7 of the Regulations such liability will be met by The Company or its insurers and The Company has and will maintain an appropriate contract of insurance.

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 on a joint and several basis to indemnify The Company against any losses, costs, claims and damage suffered by The Company as a result of any breach by any 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 has an account with The Company for payment for Reports, The Company must receive payment for Reports in full before the Report is produced. For Customers with accounts, payment terms will be as agreed with The Company.

General

6.1 If any provision of these terms is or becomes invalid or unenforceable, it will be taken to be removed from the rest of these terms to the extent that it is invalid or unenforceable. No other provision of these terms shall be affected.

6.2 These terms shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.

6.3 Nothing in these terms and conditions shall in any way restrict the Customer's, the Clients or the Purchasers statutory or any other rights of access to the information contained in the Report.

6.4 The Report is supplied subject to these terms and conditions which include the terms required by Schedule 6 paragraphs 5, 6 and 7 of the Regulations

6.5 These terms and conditions may be enforced by the Customer, the Client and the Purchaser

Residential DW Terms and Conditions - HIPs Revisions - Version 1.3



PROFESSIONAL
PROPERTY PEOPLE

Additional Documents



RICS

The mark of
property professionalism worldwide

Land Registry
Official Copy
Reduced from original size.
Not to scale.

DATED 28 March 2008

MILLER HOMES LIMITED

and

SANDRINGHAM MEADOWS (BLYTH) MANAGEMENT LIMITED

and

STANLEY HINDMARSH AND ALAN HINDMARSH

LEASE

relating to of Site Number 58
at Sandringham Meadows

We hereby certify that this is a true copy of
the original
ALLIED
Solicitors LLP

D

DICKINSON DEES

Dickinson Dees LLP

One Trinity Broad Chare Newcastle upon Tyne NE1 2HF
Telephone: (0191) 279 9000 Fax: (0191) 230 8501
Email: law@dickinson-dees.com www.dickinson-dees.com

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LEASE OF PART

ADMINISTRATIVE AREA		:	Blyth Valley
LR1	Date of Lease	28 March 2008	
LR2	Title Numbers		
LR2.1	Landlord's Title Number(s)	ND148166	
LR2.2	Other Title Numbers	None	
LR3	Parties to this Lease	<p>Landlord: Miller Homes Limited ("the Landlord")</p> <p>The Management Company: Sandringham Meadows (Blyth) Management Limited CRN ("the Management Company")</p> <p>Tenant: STANLEY HINDMARSH AND ALAN HINDMARSH_of 2 Oakfield House, Sandringham Meadows, Blyth, NE24 3BD ("the Tenant")</p>	
LR4	Property	<p>In the case of a conflict between this clause and the remainder of this lease then for the purposes of registration this clause shall prevail</p> <p>all that property known as plot 58 Sandringham Meadows, (2 Oakfield House, Sandringham Meadows, Blyth, NE24 3BD) as is shown edged red on the Plan being on the floor of the Block and more particularly described in the First Schedule</p>	
LR5	Prescribed Statements	Not applicable	
LR6	Term for which the Property is leased	125 years less one day ("the Term")	
LR7	Premium	£119000.	
LR8	Prohibitions or restrictions on disposing of this Lease	This lease contains a provision that prohibits or restricts dispositions	
LR9	Rights of acquisition etc	Not applicable	
LR9.1	Tenant's contractual rights to renew this lease to acquire the version or another lease of the	Not applicable	

	interest in the land	
LR9.2	Tenant's covenant to (or offer to) surrender this lease	Not applicable
LR9.3	Landlord's contractual rights to acquire this lease	Not applicable
LR10	Restrictive covenants given in this Lease by the Landlord in respect of land other than the Property	Not applicable
LR11	Easements	
LR11.1	Easements granted by this Lease for the benefit of the Property	See Schedule 1
LR11.2	Easements granted or reserved by this lease over the Property for the benefit of other property	See Schedule 2
LR12	Estate rentcharge burdening the Property	Not applicable
LR13	Application for standard form of restriction	Not applicable
LR14	Declaration of trust where there is more than one person comprising the Tenant	Where the Tenant consists of more than one person such persons shall be joint tenants of the Property in equity and the Tenants declare that the survivor of them can give a valid receipt for capital money arising on a disposition of the Property

LEASE OF PART DATED

28 March 2008

1. PARTICULARS

- 1.1 LANDLORD: THE MILLER HOMES LIMITED.
- 1.2 MANAGEMENT COMPANY: SANDRINGHAM MEADOWS (BLYTH) MANAGEMENT LIMITED
- 1.3 TENANT: STANLEY, HINDMARSH AND ALAN HINDMARSH.
- 1.4 ESTATE: Sandringham Meadows.
- 1.5 PREMISES: The premises on the floor of the Block shown edged red on Plan 1.
- 1.6 PARKING SPACE: The parking space referred to in Clause 3 of Schedule 1.
- 1.7 PREMIUM: £119000.
- 1.8 RENT: Is the sum of £150 (One hundred and fifty pounds) per year for each of the first 25 years of the Term and is the sum of £250 (Two hundred and fifty pounds) per year for the next following 25 years of the Term (years 26-50 inclusive of the Term) and is the sum of £400 (Four hundred pounds) per year for each of the next following 25 years of the Term (years 51-75 inclusive of the Term) and is the sum of £500 (Five hundred pounds) per year for each of the next following 25 years of the Term (years 76-100 inclusive of the Term) and is the sum of £800 (Eight hundred pounds) per year for each of the final 25 years of the term.
- 1.9 TERM: 125 years commencing less one day on 1 January 2007.
- 1.10 SPECIFIED PROPORTION: Means a fair and reasonable proportion of the Service Charge in any given Account Period (as such terms are defined in Schedule 4 hereto).

throughout the Term.

2. DEFINITIONS AND INTERPRETATION

2.1 In this Lease the following words and expressions shall have the following meanings:-

"Block"	The land and buildings shown for identification purposes only edged green on the Plan No. 2;
"Buildings"	The building or buildings built or to be built on the Estate including the Block;
"Common Parts"	Such entrances, passages, fire escape ways, staircases, service roads, service yards, forecourts, car parking spaces and other areas of the Estate from time to time provided for the common use of tenants occupiers visitors or any of them, but excluding any such other area or areas which are from time to time designated by the Landlord for use by individual tenants;
"Conducting Media"	All pipes, sewers, drains, mains, ducts conduits, gutters, watercourses, wires, cables, channels, flues and all other conducting media and includes any fixings, louvres, cowls and other ancillary apparatus;
"Development"	Has the meaning given by section 55 of the Town and Country Planning Act 1990;
"Estate"	The estate described in the Particulars and shown for identification purposes only edged blue on the Plan No. 2 and which includes:- The Buildings; The Block; The Common Parts; and The Flats Together with the structures and buildings from time to time erected thereon;
"Excepted Rights"	The easements and other rights mentioned in

	Schedule 2;
"Facilities"	Such systems and facilities as may from time to time be provided for the amenity of the Block including security and surveillance systems, fire alarm and prevention equipment, sprinklers, heating, ventilation and air conditioning equipment and communication facilities;
"Flat"	An individual flat of accommodation that is let or otherwise exclusively occupied or designed or intended for letting or exclusive occupation otherwise than in connection with management of the Estate and "Flats" should be construed accordingly;
"Flat Owners"	The tenants and their successors in title and occupiers of the Flats who may from time to time hold the same;
"Included Rights"	The easements and other rights mentioned in the Schedule 1;
"Insured Risks"	The risks set out in 6.13.6 of the CML Lender's Handbook (as at 13 October 2003) apart from accidental damage of glass and sanitary ware and all other risks as the Landlord deems necessary;
"Interest"	Interest during the period from the date on which payment is due to the date of payment both before and after any judgment at the Interest Rate then prevailing from time to time or (should the base rate referred to above cease to exist) such other rate of interest as is most closely comparable with the Interest Rate to be agreed between the parties or in default of agreement to be determined by the Landlord's Surveyor acting as an expert and not as an arbitrator;
"Interest Rate"	5% per year above the base rate of Lloyds TSB

	Bank Plc or such other bank (being a member of the Committee of London and Scottish Bankers) as the Landlord may from time to time nominate in writing;
"Landlord"	Includes the person from time to time entitled to the reversion immediately expectant on the determination of the Term;
"Landlord's Surveyor"	Any person or firm appointed by the Landlord to perform any of the functions of the surveyor under this Lease.
"Management Company Lease"	A lease to be granted by the Landlord to the Management Company of the Estate upon completion of the grant of leases of all of the Flats in a form to be decided by the Landlord;
"Parking Space"	The parking space referred to in Schedule 1
"Particulars"	The description and terms in clause 1 and the Particulars comprise part of this Lease;
"Permitted User"	Use for private residential purposes only;
"Plans"	The plans annexed to this lease;
"Planning Acts"	The Town and Country Planning Act 1990, the Planning (Hazardous Substances) Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990, the Planning (Consequential Provisions) Act 1990, the Planning and Compensation Act 1991 and any other Act of Parliament of a similar nature in force at any time during the Term;
"Premises"	Includes:- All the Landlord's fixtures and fittings and all other fixtures of every kind which shall from time to time be in or upon the Premises and not expressly excluded from this demise (whether originally affixed or fastened to or upon the

Premises or otherwise), but for the avoidance of doubt no areas outside the boundaries of the walls, floor and the ceiling are included in the Premises (without prejudice to any rights expressly granted to the Tenant under this Lease);

The internal faces (including the plaster paint and other decorative finishes, but not any other part) of the walls bounding and which enclose the Premises, and all doors, door furniture, door frames, and glass in such doors, windows, window frames, and all glass in the windows fitted in such walls, other than the external surfaces of such doors, door frames and window frames;

The whole of the walls and partitions lying within the Premises and the doors, door frames and glass in such doors fitted in such walls and partitions;

The screed and finish (but not any other part) of the floors within the Premises;

The internal faces (but not any other part) of the ceilings of the Premises including the tiles, plaster, paint and other decorative finishes and all light fittings;

All Conducting Media and Facilities, but only to the extent that they are within and exclusively serve the Premises

And references to "Premises" in the absence of any indication to the contrary include references to each and any part of the Premises;

"Regulations"

The regulations contained in Schedule 5;

"Retained Property"

All parts of the Estate which are not from time to

time Flats including but not limited to:-

The Common Parts;

Conducting Media and Facilities within or serving the Estate except those within and exclusively serving a Flat;

All parts of the structure, walls, foundation and roof of the Buildings which would remain undemised if all Flats were let on the same basis as the Premises;

- "Service Charge" The sums payable by the Tenant in respect of the provision of the Services ascertained in accordance with Schedule 4;
- "Services" Those services supplies and functions referred to in Schedule 4;
- "Tenant" Includes the Tenant's successors in title and all persons deriving title under the Tenant;
- "Title Matters" The title matters (if any) mentioned in Schedule 3;
- 2.1.1 expressions in clause 1 shall have the meanings given to them in that clause;
- 2.1.2 if at any time the Landlord or the Tenant comprises two or more persons, obligations expressed or implied to be made by the Landlord or the Tenant as the case may be are deemed to be made by such persons jointly and severally;
- 2.1.3 words importing one gender include all other genders and words importing the singular include the plural and vice versa;
- 2.1.4 any reference to "the last year of the Term" includes reference to the last year of the Term if the Term shall determine otherwise than by effluxion of time; and any reference to "the expiration of the Term" includes reference to such other determination of the Term;
- 2.1.5 references to any right of the Landlord to have access to the Premises shall be construed as extending to all persons authorised by the Landlord to enjoy such access (including agents, professional advisers, contractors and workmen);

- 2.1.6 any covenant by the Tenant not to do an act or thing shall be deemed to include an obligation not to permit or suffer such act or thing to be done by another person;
- 2.1.7 references to "consent of the Landlord" or words to similar effect refer to a consent in writing signed by or on behalf of the Landlord and "approved", "authorised" or words to similar effect mean (as the case may be) approved or authorised in writing in a deed by or on behalf of the Landlord;
- 2.1.8 the term "parties" or "party" mean the Landlord and/or the Tenant;
- 2.1.9 any reference (whether specific or general) to any statute includes reference to any statutory extension, modification, amendment or re-enactment of and any subordinate legislation made under such statute;
- 2.1.10 references to clauses or Schedules shall be construed as references to the clauses of and schedules to this Lease;
- 2.1.11 references to the costs incurred by the Landlord or the Management Company include all costs, fees, charges, disbursements and expenses whatsoever and howsoever arising under the terms of this Lease (including any such payable to counsel, solicitors, surveyors and bailiffs any such incurred by any superior landlord or mortgagee of the Premises which are payable by the Landlord or the Management Company);
- 2.1.12 the Tenant acknowledges that except in the case of fraud, this Lease has not been entered into in reliance on any statement or representation made by or on behalf of the Landlord except any such statement or representation that is expressly set out in this Lease;
- 2.1.13 each of the covenants on the part of the Tenant shall remain in full force both at law and in equity notwithstanding that any person with the benefit thereof shall have waived or released temporarily or permanently, revocably or irrevocably a similar covenant or similar covenants in respect of any other flats;
- 2.1.14 the operation of section 62 of the Law of Property Act 1925 shall be excluded from this Lease and the only rights granted to the Tenant shall be those expressly set out in this Lease;
- 2.1.15 the perpetuity period shall be 80 years from 13 July 2004;
- 2.1.16 nothing shall restrict the right of the Landlord to release or vary the covenants on the part of the tenant contained in a lease of any of the Flats;

- 2.1.17 the clause and Schedule headings do not form part of this Lease and shall not be taken into account in its construction or interpretation;
- 2.1.18 the Landlord has granted or intends to grant leases of the Flats on terms similar to those contained in this Lease;
- (a) the Management Company is a company formed with the object of amongst other things maintaining the Retained Property and providing the Services to the Flats;
 - (b) the Landlord will grant to the Management Company the Management Company Lease upon completing the grant of leases of all of the Flats;
 - (c) if required by the Landlord or the Management Company provided that there is no statutory restriction preventing the Tenant from so doing, to accept the office of director and/or company secretary of the Management Company
 - (d) it has been agreed that the Landlord will grant and the Tenant shall take a lease of the Premises for the consideration and on the terms hereinafter appearing;
- 2.1.19 the eiusdem rule shall not apply, so that general words shall not be given a restrictive interpretation by reason of their being preceded or followed by words indicating a particular class of acts, matters or things;

3. DEMISE AND RENTS

In consideration of the Premium paid to the Landlord by the Tenant (the receipt of which the Landlord hereby acknowledges) and of the rents and the covenants hereinafter reserved and contained the Landlord demises to the Tenant the Premises with full title guarantee TOGETHER WITH the Included Rights EXCEPT AND RESERVING to the Landlord and the Flat Owners and so far as applicable the tenants of any other parts of the Estate the Excepted Rights SUBJECT to the Title Matters and to all other rights, easements, quasi-easements and privileges to which the Premises are subject for the Term YIELDING AND PAYING the following rents clear of all deductions whatsoever:-

- 3.1 on demand the Rent; and
- 3.2 the Service Charge to be paid by banker's order (if the Landlord so requires) in advance by equal quarterly payments on the usual quarter days the first of such payments in respect of the period from the date hereof to the next following quarter day to be made on today's date;

3.3 on demand all expenses which the Landlord may from time to time incur in connection with or in procuring the remedying of any breach of the Tenant's covenants contained in this Lease.

4. TENANT'S COVENANTS

The Tenant covenants with the Landlord and as a separate covenant with the Management Company throughout the Term:-

4.1 Rents

To pay the rents reserved in clause 3 without any deduction.

4.2 Interest

Without prejudice to any other remedy of the Landlord to pay to the Landlord on demand as additional rent interest on any sum payable under this Lease at the Interest Rate from the due date until payment (before as well as after any judgment).

4.3 Rates and Taxes

To pay all existing and future rates, taxes, water rates, duties, charges, assessments, impositions and outgoings whatsoever (whether or not of a capital or non-recurring nature) which now are or may at any time be imposed upon or payable in respect of the Premises or any part thereof or on the owner or occupier in respect thereof and to pay a fair proportion of any such expenses which are assessed or charged on the Estate or the Block as a whole excluding any such payable by the Landlord occasioned by receipt of rents payable in respect of the Premises or by any disposition or dealing with or ownership of any interest reversionary to the interest created by this Lease.

4.4 VAT

To pay and indemnify the Landlord against Value Added Tax (or any tax of a similar nature that may be substituted for it or levied in addition to it) which is either:-

4.4.1 chargeable in respect of any payment made by the Tenant or any supply made by the Landlord under any of the terms of or in connection with this Lease; or

4.4.2 (To the extent that the Landlord is unable to recover it as input tax) a payment made by the Landlord where the Tenant agrees in this Lease to reimburse the Landlord for such payment.

4.5 Common Facilities

To pay to the Landlord on demand such proportion as the Landlord may from time to time determine of the cost of constructing, repairing, rebuilding, renewing, lighting,

cleansing and maintaining all things used in common with the Premises and other premises in the Estate.

4.6 **Repair**

At all times during the Term to keep the Premises in good and substantial repair.

4.7 **Decoration**

To paint or decorate the Premises in a good and workmanlike manner in the Interior Decorating Years.

4.8 **Cleaning**

To keep the Premises in a clean and tidy condition and clear of all rubbish and in particular to keep clean all surfaces and finishes of the Premises and the window panes, frames and sills and all glass (if any) in the entrance doors.

4.9 **Notices of Repair**

To repair and make good all defects and wants of repair for which the Tenant is liable under this Lease within 28 days (or sooner if necessary) after notice by the Landlord or the Management Company. In default it shall be lawful for the Landlord or the Management Company (without prejudice to the right of re-entry hereinafter contained) to enter upon the Premises to make good the same at the cost of the Tenant which cost shall be repaid by the Tenant to the Landlord or the Management Company (as the case may be) upon demand. In default of such payment, such costs shall be recoverable as rent in arrears together with all solicitors' and surveyors' charges and other expenses which may be incurred by the Landlord or the Management Company in connection therewith.

4.10 **To Permit Entry**

To permit the Landlord and the Management Company on giving reasonable notice (except in emergency) to enter the Premises to inspect its condition and to take a schedule of the Landlord's fixtures and of any dilapidations and to exercise the rights excepted and reserved in this Lease.

4.11 **Not to Introduce Dangerous Things**

Not to bring into or to place or store in the Premises any thing which is or may become dangerous nor to carry on any hazardous trade or other act which might cause the insurance of the Premises to be vitiated or the premiums to be increased.

4.12 Irrecoverable Insurance Monies

To pay to the Landlord on demand the amount of any insurance monies in respect of the Premises which cannot be recovered by reason of any act or default of the Tenant its servants agents licensees or invitees.

4.13 Undesirable Uses

4.13.1 Not to use the Premises for any noisy, noisome, offensive, dangerous, illegal or immoral purpose.

4.13.2 Not to do on the Premises any thing which in the opinion of the Landlord or the Management Company may be a nuisance or disturbance or inconvenience to or be to the prejudice or damage of the Landlord or the Management Company or the Flat Owners or any owners or occupiers of any neighbouring premises.

4.13.3 To pay all costs, charges and expenses of abating a nuisance and executing all such work as may be necessary for abating a nuisance or for carrying out work in obedience to a notice served by a local authority in so far as the same is the liability of or wholly or partially attributable to the act or default of the Tenant.

4.14 Permitted Use

4.14.1 Not to use the Premises otherwise than for the Permitted Use.

4.14.2 Not to leave the Premises continuously unoccupied for more than one month.

4.14.3 Not at any time to carry on or permit to be carried on upon the Premises any trade or business.

4.15 Statutory and Insurance Requirements

To comply with all health and safety and other legislation from time to time in force and the requirements of the Landlord's insurers or any competent authority relating to the Premises and its use.

4.16 Planning

To comply (in all respects at the Tenant's own cost) with all conditions in any planning permission relating to the Premises or the rights granted by this Lease and not to make any application for planning permission or for determination as to whether a particular operation or change of use would constitute Development.

4.17 Alterations

4.17.1 Not to make or permit or suffer any structural alterations or additions to the Premises whatsoever and not to cut, maim, alter or injure the Premises.

4.17.2 Not make or permit or suffer any other alterations or additions except with the prior written consent of the Landlord and the Management Company.

4.18 Visitors to the Common Parts

To comply with and to use best endeavours to ensure that all persons living in or visiting the Premises or using any part of the Common Parts on the Estate shall comply with all such regulations as the Management Company shall from time to time make for the preservation of the amenities of the Block or for the general convenience of the occupiers of the Flats the Management Company shall have the power to vary or add to such regulations from time to time as it thinks fit.

4.19 Notices

To deliver to the Landlord and the Management Company forthwith a copy of every notice or other document (of whatever description) affecting or likely to affect the Premises received by the Tenant from any authority or person whatsoever (whether such Notice or other document be served upon the Tenant or upon any subtenant of the Tenant). At the request of the Landlord or the Management Company the Tenant shall make or join with the Landlord or the Management Company in making such objections or representations against or in respect of any Notice or other document as aforesaid as the Landlord or the Management Company shall deem expedient and shall keep the Landlord and the Management Company indemnified from and against all actions, costs, claims, demands and liabilities in respect thereof.

4.20 Alienation

4.20.1 Not to assign, sublet, mortgage, charge, grant any security interest over or part with possession of part only of the Premises.

4.20.2 Not at any time to assign, sublet for a period exceeding 12 months or part with possession of the whole of the Premises or permit or suffer the same to be done unless there shall previously have been executed at the expense of the Tenant and delivered to the Landlord for retention by it a deed of covenant whereby the person to whom it is proposed to assign, sublet or part with possession shall have covenanted directly with the Landlord and the Management Company to observe and perform throughout the Term the covenants on the part of the Tenant herein contained including the covenant contained in this clause, but excluding in the case of a subletting the covenant to pay the rent hereby reserved and to pay to the Landlord such fee for providing the deed of covenant being not less than £100. PROVIDED ALWAYS that the Landlord and the

Management Company shall not itself be required to execute the deed of covenant.

4.20.3 The Tenant shall on the occasion of every transfer of the Premises for the unexpired portion of the Term ensure that the transferee or person acquiring the Premises as a result of such transfer or disposition also takes a transfer of the Tenant's share in the Management Company in place of the Tenant

4.21 **Registration**

To supply to the Landlord for registration a certified copy of any document effecting an assignment, underlease, mortgage or charge of this Lease within 21 days of completion of it and to pay to the Landlord such registration fee as it may require (being not less than £65).

4.22 **Directorship of the Management Company**

If required by the Landlord or the Management Company so to do and provided that there is no statutory restriction preventing the Tenant from so doing, to accept the office of director and/or company secretary of the Management Company.

4.23 **Breaches by Underlessees**

Forthwith to remedy any breach by any underlessee of any of the covenants or conditions in this Lease.

4.24 **Costs**

To reimburse the Landlord and the Management Company on demand all costs incurred in connection with:-

4.24.1 or in contemplation of the preparation and service of a notice and/or any proceedings under section 146 or 147 of the Law of Property Act 1925 or under the Leasehold Property (Repairs) Act 1938 (notwithstanding that forfeiture is avoided);

4.24.2 or in contemplation of the preparation and service of a schedule of dilapidations at any time during or after termination of the Term (but relating only to dilapidations which accrued prior to the termination of the Term);

4.24.3 the recovery or attempted recovery of arrears of any Rents or other sums due from the Tenant;

4.24.4 any applications for consent or approval including cases where consent or approval is refused or the application is withdrawn.

4.25 **Applications for Consent**

On applying for any consent or approval the Tenant shall disclose to the Landlord such information as the Landlord or the Management Company may reasonably require.

4.26 **To inform the Landlord and the Management Company of Damage, Defects and Notices**

Forthwith to give full details to the Landlord and the Management Company of any damage to or of any defect in the Premises or the Estate which might give rise to a duty on the Landlord or the Management Company or of any occurrence or of any notice or other thing which may adversely affect the Landlord's or the Management Company's interest in the Premises or the Estate.

4.27 **Indemnity**

To indemnify the Landlord and the Management Company against all actions, proceedings, costs, claims and demands in respect of the use or occupation of the Premises, the execution of any alterations, additions or repairs to the Premises or any breach or non-observance by the Tenant of the covenants, conditions or other provisions of this Lease.

4.28 **Yielding up**

On the expiration of the Term:-

4.28.1 to remove from the Premises all Tenant's fixtures and fittings and make good to the satisfaction of the Landlord all damage caused by such removal;

4.28.2 unless the Landlord otherwise requires, to remove and make good all alterations or additions made to the Premises at any time during the Term and to reinstate the Premises to the Landlord's satisfaction;

4.28.3 to yield up to the Landlord the Premises in accordance with the covenants on the part of the Tenant in this Lease.

4.29 **To Observe Covenants**

To perform and observe the covenants agreements and stipulations contained or referred to in the Title Matters insofar as they relate to the Premises or the rights granted by this Lease.

4.30 To Observe Regulations

To perform and observe the Regulations provided that the Landlord or the Management Company reserves the right to modify or waive such Regulations in its reasonable discretion on notice in writing to the Tenant.

5. MANAGEMENT COMPANY'S COVENANT

The Management Company covenants with the Tenant and separately with the Landlord as follows:-

5.1 Services

The Management Company shall use all reasonable endeavours to provide the Services provided that the Management Company and the Landlord will have no liability to the Tenant for:-

- 5.1.1 any failure to provide Services during any period when the Tenant is in arrears with payment of Rent Service Charge or any other monies due from the Tenant to the Landlord under this Lease;
- 5.1.2 the interruption of a Service for reasons of inspection maintenance repair or other works (in which event the Management Company will restore the Service as soon as reasonably practicable);
- 5.1.3 failure to provide a Service due to damage, breakdown, inclement weather, shortage of fuel or water or any other cause beyond the Management Company's reasonable control (although the Management Company will then take all reasonable steps to restore such Services or provide alternative Service as soon as reasonably practicable);
- 5.1.4 withdrawal of a Service if the Management Company reasonably considers it is no longer appropriate and will not adversely affect the Tenant's occupation of the Premises;
- 5.1.5 any want of repair to the Premises or defect therein for which the Landlord or Management Company is responsible under this Lease unless and until notice in writing of any such want or repair or defect has been given to the Landlord or the Management Company and the Landlord or the Management Company has failed to make good or remedy such want of repair or defect within a reasonable time of such notice.

5.2 **Directorship of Management Company**

If required by the Landlord or the Management Company so to do and provided that there is no statutory restriction preventing the Tenant from so doing to accept the office of director and/or company secretary of the Management Company as soon as it is practicable following the grant of all the leases of the Flats and thereafter to transfer the share to each subsequent assignee who has taken an assignment of this Lease in accordance with the terms of this Lease as soon as reasonably practicable following registration of the assignment.

5.3 **Enforcement of Covenants**

If required by the Tenant for the reasonable protection of the Premises to enforce or to assist the Tenant in enforcing the said covenants entered into or to be entered into by a tenant of any one or more of the other Flats within the Estate provided that the Tenant shall (if required) indemnify the Management Company against all costs and expenses in respect of such enforcement and provide such security for the said costs and expenses as the Management Company may reasonably require

6. **LANDLORD'S COVENANTS**

The Landlord covenants with the Tenant and separately with the Management Company as follows:-

6.1 **Quiet enjoyment**

So long as the Tenant pays the Rents and performs and observes the covenants on the part of the Tenant contained in this Lease, the Tenant shall and may peaceably and quietly hold and enjoy the Premises without any interruption or disturbance from or by the Landlord or any person claiming under or in trust for the Landlord.

6.2 **Leases of a Similar Nature**

That every long lease of a Flat in the Block granted after today's date by the Lessor shall contain regulations to be observed by the tenant hereof in similar terms to the Regulations and also covenants of a similar nature to those contained in clause 4.

6.3 **Service Charge and Unlet Flats**

That the Landlord will for the period that any Flat is let without the tenant thereof being required to pay a Service Charge, pay in respect of all such Flats a sum equal to the Service Charge contributions that would be payable by the lessee and shall be dealt with for all purposes as if it were a Service Charge paid by the lessees of such Flats.

6.4 Management Company's Obligations

Prior to the grant of the Management Company Lease (and in the event of the termination of the Management Company Lease) the Landlord will carry out the Services subject to the Landlord receiving payment of the Service Charge from the Tenant and the Flat Owners and observe and perform the covenants set out in 5.3.

7. FORFEITURE

If and whenever during the Term:-

7.1 the Rents or any other sum due under this Lease shall be in arrears for 14 days (in the case of the rent firstly reserved in clause 3 whether formally demanded or not); or

7.2 the Tenant shall fail to observe or perform any of its covenants and the conditions in this Lease or in any document supplemental to this Lease,

then and in any such case the Landlord may forfeit this Lease, but without prejudice to any other remedy of the Landlord in respect of any antecedent breach of any of the covenants or conditions contained in this Lease.

8. PROVISOS

8.1 No Implied Easements

Nothing in this Lease shall confer upon the Tenant any easement, right or privilege whatsoever over or against any land adjoining or neighbouring the Premises which now or at any time shall belong to the Landlord save as expressly granted by this Lease or impose any restriction on the use of any land not comprised in this Lease.

8.2 No Compensation

The right of the Tenant (or any under-tenant) to compensation on quitting the Premises is excluded.

8.3 Cessor of Rent

If the Premises shall be damaged or destroyed by any of the Insured Risks so as to be unfit for occupation and use in accordance with this Lease then (unless the insurance money shall be wholly or partially irrecoverable by reason solely or in part of any act or default of the Tenant or any person deriving title under the Tenant or any of its or their servants agents or licensees) the rent firstly reserved in clause 3 or a fair proportion (determined by the Landlord) according to the nature and extent of the damage shall be suspended until the Premises shall again be fit for occupation and use or (if earlier) the expiry of three years.

8.4 **Notices**

Section 196 of the Law of Property Act 1925 (as amended) shall be deemed to be incorporated in this Lease.

8.5 **Landlord's Staff**

No maintenance staff or other persons employed by the Landlord or the Management Company in accordance with the provisions of this Lease shall be under any obligation to furnish attendance or make available their service to the Tenant. In the event of any such person employed as aforesaid rendering any services to the Tenant, such person employed shall be deemed to be the servant of the Tenant for all purposes and the Landlord shall not be responsible for the manner in which such services are performed nor for any damage to the Tenant or other persons arising therefrom.

8.6 **Joint Tenancy**

If the Tenant includes two or more persons it is hereby agreed and declared that the survivor of them can/cannot give a valid receipt for capital monies arising from a sale or other disposition of the Premises.

8.7 **Certificate of Value**

It is hereby certified that the transaction hereby effected does not form part of a larger transaction or series of transactions in respect of which the amount or value or aggregate amount or value of the consideration exceeds £250,000

9. **DECLARATION**

This Lease does not create, confer or purport to confer any benefit or right enforceable by any person not a party to it except that a person who is a permitted successor to or assignee of the rights of a party to this Lease is deemed to be a party to this Lease.

IN WITNESS of which this Deed has been duly executed on the date specified on page 1.

SCHEDULE 1

(INCLUDED RIGHTS)

The Tenant and those deriving title through or otherwise authorised by the Tenant shall have the following rights during the Term:-

1. A right of way (with or without vehicles) over the roadways within the Estate (and on foot only) over the footpaths within the Estate.
2. At all times the right of access to and egress from the Premises on foot through the Common Parts and the right otherwise to use the Common Parts for the purposes for which they are intended.
3. The right to park not exceeding one private taxed and roadworthy motor car or motor cycle in the regular use of the Lessee but only in the Parking Space edged yellow on the Plan No. 2
4. To permit duly authorised invitees and visitors of the Tenant to park temporarily from time to time a single privately owned taxed insured and roadworthy motor vehicle on one (only) of the visitors car parking spaces (if any) on the Development marked "VP" on plan 2.
5. The right to connect into and use (subject to the regulations of any appropriate authority) the Conducting Media now or during the Term serving the Premises.
6. The right to connect into and use such Facilities as may from time to time be available for connection to individual Flats.
7. The right of support and protection for the Premises from the remainder of the Block.
8. The right to store rubbish (to be at all times suitably wrapped and sealed by the Tenant in the interests of hygiene) in any bin store area designated by the Landlord.
9. The right (in common with all others entitled to the like right) to connect any wireless or television set in the Premises with any aerials in the Block for the time being provided by or on behalf of the Landlord.
10. The right for the Tenant and all persons authorised by the Tenant (including contractors and workmen) to enter other parts of the Estate but so far only as such entry may be:-
 - 10.1 necessary to enable the Tenant to perform its obligations under this Lease or any document supplemental to this Lease; or
 - 10.2 reasonably incidental to the use and enjoyment of the Premises in accordance with the terms of this Lease and subject to the Tenant causing as little disturbance or inconvenience as possible and making good to the reasonable satisfaction of the Landlord any damage done to any other parts of the Estate in exercise of such right.

11. The benefits of the rights in the Property Register of Title Number ND148166 so far as they are capable of benefiting the Premises.

SCHEDULE 2

(EXCEPTED RIGHTS)

1. The free passage and running of water, soil, gas and any other services or supply through all Conducting Media now or within the Term to be constructed to serve any Retained Property or premises adjoining the Block and passing over or under the Premises together with the right to enter upon the Premises for the purpose of constructing inspecting repairing or renewing such Conducting Media or any of them making good any damage thereby caused.
2. The right and to maintain in on under or over the Premises at any time during the Term any Conducting Media for the provision of services or supplies to any adjoining property.
3. The right at all reasonable times and upon reasonable notice being given except in the cases of emergency to enter the Premises:-
 - 3.1 to inspect the condition and state of repair of the Premises;
 - 3.2 to inspect, cleanse, connect, to remove, replace with others, alter or execute any works whatever to or in connection with the Conducting Media services or supplies referred to in paragraphs 1 and 2 of this Schedule;
 - 3.3 to carry out work of any kind to any Other Flats Retained Property or premises adjoining the Block which cannot be carried out without access to the Premises;
 - 3.4 to take schedules or inventories of fixtures and other items to be yielded upon the expiry of the Term and to exercise any of the rights granted to the Landlord elsewhere in this Lease.
4. The right to erect and maintain such wireless and television aerials on the roof of the Block as the Landlord may deem appropriate for the use of the occupiers of the Block and to run wires connecting such aerial or aerials through the Premises.
5. The full right and liberty for the Landlord in its absolute discretion to deal as it may think fit with any part of the Block or any lands or premises adjacent to or near to the Block and to erect thereon any Buildings whatsoever and to make any alterations and carry out any demolition, rebuilding or other works which it may think fit or be desirable to do whether such buildings, alterations or work shall or shall not affect or diminish the light or air which may now or at any time during the Term be enjoyed by the Tenant, but not so as to interfere with the Tenant's use of the Premises. Any such works of construction, demolition or alteration shall be carried out with due regard to modern standards and methods of building and workmanship. The Tenant shall permit such works to continue without interference or objection.

SCHEDULE 3

(DOCUMENTS WHICH AFFECT OR RELATE TO THE PREMISES)

The rights, easements covenants, agreements and declarations exceptions and reservations and other matters contained or referred to in the Property and Charges Register of Title Number ND148166

SCHEDULE 4

(SERVICE CHARGE)

1. THE SERVICES

In this part of this Lease "the Services" are those services appropriate to the management and maintenance of the Estate in accordance with high standards of estate management including:-

- 1.1 Keeping the structure walls, foundation and roofs of the Buildings and any other part of the Estate which is not included in a lease of a Flat in good and substantial repair condition and decoration.
- 1.2 The inspection, testing, repair, servicing and maintenance of the Retained Property (including replacement of parts where appropriate).
- 1.3 Cleaning the Retained Property and refuse disposal.
- 1.4 Decorating and furnishing the Retained Property and providing and maintaining decorative features such as landscaped areas flowers shrubs trees and grassed areas.
- 1.5 As long as the Estate shall not be insurable for any reason beyond the Landlord's control, insuring the Estate (including the cost of demolition, debris, removal, professional fees and loss of rent for three years) against damage by the Insured Risks in an amount which the Landlord shall reasonably determine from time to time as the likely cost (including VAT) of rebuilding or reinstating the Premises.
- 1.6 Unless any payment under the insurance policy is refused by reason of any act or default of the Tenant, if the Block shall be destroyed or damaged by any Insured Risk then subject to all necessary consents and permissions being granted with all convenient speed to lay out all insurance monies received (other than for loss of rent) towards rebuilding or reinstating the same in substantially the same form but not necessarily identical with that previously existing.
- 1.7 Operating all Facilities.
- 1.8 Providing further or improved Facilities for the greater amenity of those using the Block or for the more efficient management of the Estate.
- 1.9 Carrying out such works and taking such other action as may be appropriate in order to comply with the lawful requirements or recommendations of any insurer or any authority.
- 1.10 Taking such action as may be appropriate to maintain the security of the Estate.
- 1.11 Pedestrian and vehicular traffic control, car parking security the preparation and enforcement of Regulations.

- 1.12 Insurance of plant and equipment and of the furnishings and contents of the Retained Property and such other insurance relating to the management of the Estate as the Landlord may consider prudent.
- 1.13 Enforcing or attempting to enforce the observance of covenants on the part of any lessee of part of the Estate.
- 1.14 Any other services and works as the Landlord may deem desirable or necessary in the interest of high standards of estate management for the benefit of the Estate or any part of it or the lessees, tenants or occupiers of it or for serving or enhancing any amenity of or within the Estate.

2. SERVICE COSTS

In this part of the Lease "Service Costs" means the aggregate of:-

- 2.1 All rates, taxes, charges, assessments and outgoings payable in respect of all or any part of the Retained Property or in respect of the Estate as a whole (as distinct from any one or more Flats).
- 2.2 The cost of electricity, gas, oil or other fuel supplies for the provision of the Services or otherwise consumed in the Retained Property.
- 2.3 The cost of providing, maintaining and renewing such equipment materials and supplies as are from time to time required in order to provide the Services.
- 2.4 The cost of all maintenance and other contracts entered into in relation to the provision of the Services.
- 2.5 All contributions to Conducting Media roads, party wall or structures or other things common to or used in common by the Estate and other property.
- 2.6 The cost to the Landlord of complying with or contesting the requirements or proposals of any authority insofar as they relate to the Estate (as distinct from any particular Flat).
- 2.7 The reasonable fees of managing agents (if any) retained by the Landlord in relation to the management of the Estate the provision of the Services and the collection of Rents due from tenants and occupiers of the Estate (or where any such task is carried out by the Landlord a reasonable charge for the same).
- 2.8 The cost of obtaining from time to time Professional Valuations of the Estate for insurance purposes.
- 2.9 The cost of preparing and auditing Service Charge accounts (whether carried out by the Landlord or by the Landlord's agents or accountants).

- 2.10 VAT (or other tax) where chargeable on any of the Service Costs to the extent that it cannot be recovered as an input by the Landlord or the Management Company.
- 2.11 All other costs, charges, expenses and outgoings incurred in or incidental to the provision of the Services.
- 2.12 Such provision for anticipated future expenditure in relation to the Services as may in the Landlord's or Management Company's reasonable opinion be appropriate.
- 2.13 Any stamp duty land tax and land registry fees relating to the grant of the Management Company Lease

3. **THE SERVICE CHARGE**

3.1 In this paragraph:-

- "Account Date" 31 December in each year or such other date in each year as the Landlord may reasonably stipulate;
- "Account Period" the period from and excluding one Account Date up to and including the next Account Date;
- "Account Statement" a statement certified by a duly qualified surveyor or accountant (and in the absence of manifest error to be accepted by the Tenant as conclusive) showing the Total Charge for the relevant Account Period, the Specified Proportion, the Service Charge Proportion, details of all Service Charge Payments received in respect of the relevant Account Period and any balance of Service Charge Proportion due from the Tenant or refund due to the Tenant;
- "Service Charge Payment" payment on account of the Service Charge Proportion;
- "Service Charge Proportion" the Specified Proportion of the Total Charge; and
- "Total Charge" the total of all Service Costs during an Account Period net of any receipts from insurers, the Tenant or other occupiers of the Block or third parties (otherwise than by way of a service charge) which are properly applicable towards payment of such Service Costs.

3.2 The Tenant covenants to pay to the Landlord and the Management Company by way of additional rent by equal quarterly instalments in advance on each quarter day during the

Term and proportionally for less than a year (the first payment or proportionate payment to be made on the date hereof) an annual Service Charge Payment equal during the first Account Period during the Term such sum as the Landlord may reasonably demand having regard to actual and anticipated Service Costs.

3.3 As soon as practicable after an Account Date the Management Company shall submit to the Tenant an Account Statement for the Account Period ending on that Account Date. If the Account Statement shows that:-

3.3.1 a balance of Service Charge is due from the Tenant, the Tenant shall pay such balance to the Management Company within 14 days of receipt of the Account Statement; and

3.3.2 a refund is due to the Tenant, such refund shall during the Term be set off against future Service Charge Payments. Following the determination of the Term be set off against any other monies due from the Tenant to the Management Company and the balance (if any) paid to the Tenant.

3.4 The provisions of this paragraph will survive the determination of the Term.


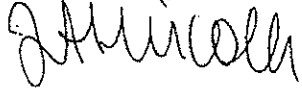
SCHEDULE 5
(REGULATIONS)

1. Not to do or permit to be done any act or thing which may render void or voidable any policy of insurance maintained in respect of the Estate or the Block or may cause an increased premium to be payable in respect thereof.
2. Nor to keep or permit to be kept any petrol or other inflammable substances in or about the Premises.
3. To repay to the Landlord all sums paid by way of increased premium and all expenses incurred in or about the renewal of any such policy rendered necessary by a breach of the Regulations, all such payments to be recoverable as rent in arrear.
4. Not to throw or permit to be thrown any dirt, rubbish, rags or other refuse into the sinks, baths, lavatories, cisterns or waste or soil pipes in the Premises.
5. Not to play or use or permit the playing or use of any musical instrument, television radio loudspeakers or mechanical or other noise making instrument of any kind in the Premises at any time so as to cause any nuisance or annoyance to any of the other Flat Owners.
6. Not at any time to put on or in any window or on the exterior of the Premises so as to be visible from outside any name writing, drawing, signboard, plate, placard or advertisement of any kind whatsoever or any unsightly object or anything which in the opinion of the Landlord or the Management Company is offensive.
7. Not to hang or expose in or upon any part of the Premises so as to be visible from the outside any clothes or washing of any description or any other articles nor to place outside the Premises any like object nor to shake any mat, broom or other articles inside any part of the Block (other than the Premises) or out of the windows either of the Premises or of any other part of the Block.
8. Not without the written consent of the Management Company to keep any bird, reptile, dog or other animal in the Premises provided that the Management Company may withdraw such consent at any time upon such animal causing a nuisance or for any other reasonable cause.
9. Not to erect any external radio, television aerial or satellite dish or receiver.
10. Not to use on the Premises any electrical device without an effective suppressor being fitted to it.
11. At all times to cover and keep covered with carpet and underlay the floors of the Premises other than those of the kitchen, dining area, hallways and entrance lobby and bathrooms. At all times suitably and properly to cover and keep covered the floors of the kitchen and bathrooms of the

- Premises but the use of laminate flooring is strictly prohibited without the consent of the Landlord.
12. At all times when not in use to keep shut the entrance door to the Premises and between the hours of 11.00 pm and 8.00 am to ensure that no noise is made in any part of the Block save for the Premises but not so as to be audible outside the Premises and in particular between such hours to ensure that the entrance door to the Block and the entrance door to the Premises are closed as quietly as possible and that no disturbance or annoyance is caused to the Tenants or occupiers of the other flats in the Block.
 13. Not to use or permit the use of the halls, staircases, passages in and about the Block or of any other of the Common Parts otherwise than in accordance with the proper exercise of the Included Rights.
 14. Not to leave any item or thing in the entrance hallways, staircases or landings of the Block and not to obstruct any paths or driveways on the Estate or leave any item or thing in or on the Common Parts save in the proper use of the areas designated for visitors parking the drying of clothes or disposal of refuse.
 15. Not to bring into the Premises or any part thereof any article which will or may impose undue stress or strain on any part of the floor surface or structure of the Premises or any article which is or may become dangerous to the Block or the occupants of the Other Flats.
 16. Not to cut, injure or remove any Service Media including any fixings thereto serving the Premises whether exclusively or jointly with other premises nor to make any connection thereto.
 17. To remove forthwith upon being so required by the Landlord or the Management Company or their managing agents any object of or obstruction by the Tenant or its licensee in the Common Parts and to pay to the Landlord on demand the cost incurred by it in removing and if appropriate storing the same which removal and storage is expressly hereby authorised and which shall be entirely at the Tenant's risk.
 18. Not at any time to do or to permit the doing of any damage whatsoever to the Estate, the fixtures fittings or chattels therein or the curtilage thereof and forthwith on demand by the Landlord to pay to the Landlord the cost of making good any damage resulting from a breach of this regulation.
 19. At least once in every month of the Term to cause to be properly cleaned all windows of the Premises both internally and externally. At all times to keep such windows properly curtained or fitted with blinds in a style appropriate to a private residence.

20. Not at any time without the previous written consent of the Landlord to employ in any capacity whatever in or about the Premises any dismissed servants of the Landlord or the Management Company.
21. Not at any time to interfere with the external decoration or painting of the Premises or of any other part of the Estate without the Landlord's consent in writing.
22. To pay the cost of making good any damage at any time done by the tenant or any person claiming through the Tenant or his or their servants, agents, licensees or visitors to any part of the Estate or to the passages landings, stairs, entrance halls or terraces thereof or to the person or property of the Flat Owners by the carrying in or removal of furniture or other goods to or from the Premises or otherwise howsoever.
23. To submit any dispute, difference or complaint that may arise between the Tenant and a Flat Owner in respect of the use or occupation of the Estate or any other part of the Block to the Management Company before taking any further or other steps or proceedings in relation thereto.
24. Not to interfere with or obstruct in the performance of the duties from time to time imposed upon him by the Landlord or the Management Company any agent, employee or servant of the Landlord or Management Company respectively.
25. Not to use the Parking Space otherwise than for the parking of a single roadworthy motor car or motor cycle which shall at all times be in the regular use of the Tenant and save as herein provided not to use or permit the use by any other person of any parking space not forming part of the Premises.
26. Without prejudice to the generality of the foregoing to observe and perform all regulations made relating to the Common Parts.
27. At all times to observe and perform all such variations or modifications of the Regulations and all such further or other regulations as the Landlord or the Management Company may from time to time in its reasonable discretion think fit to make for the management care and cleanliness of the Estate and the comfort, safety and convenience of all the occupiers thereof.

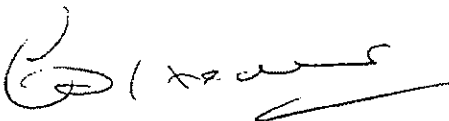

EXECUTED as a DEED by
MILLER HOMES LIMITED
Acting by a Director and its Secretary
(Or two Directors)

Director: 
Secretary/Director: 

EXECUTED AS A DEED by
SANDRINGHAM MEADOWS (BLYTH
MANAGEMENT LIMITED

Acting by a director and its secretary

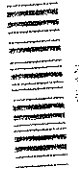
Or by two directors:-

Director: 
Secretary/Director: 



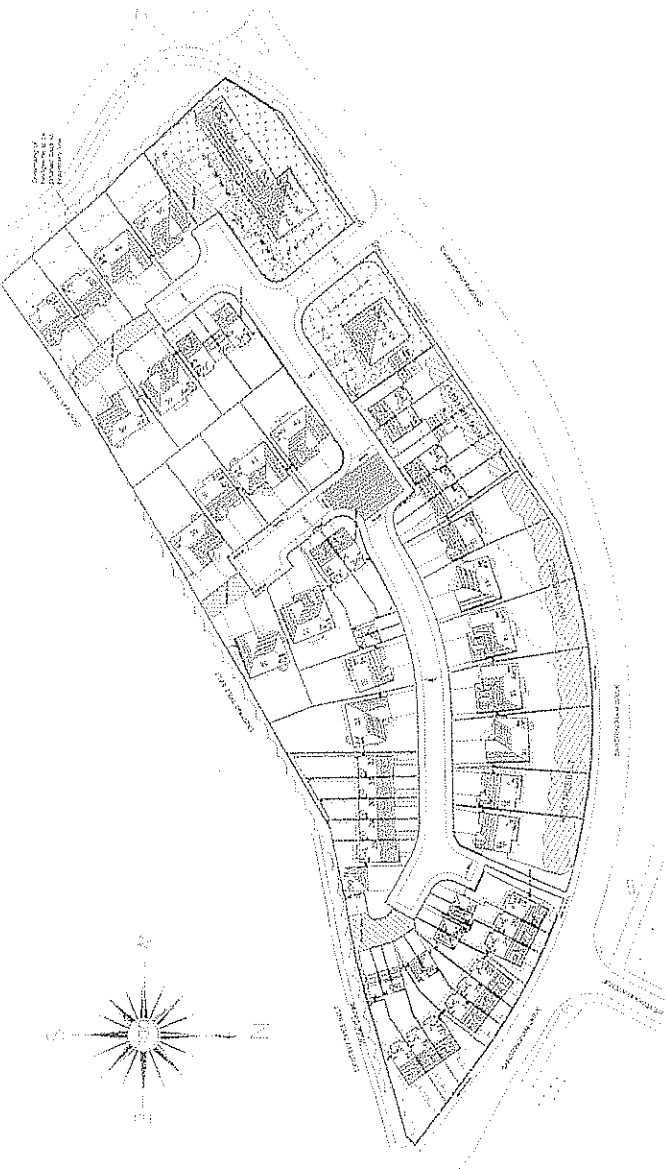
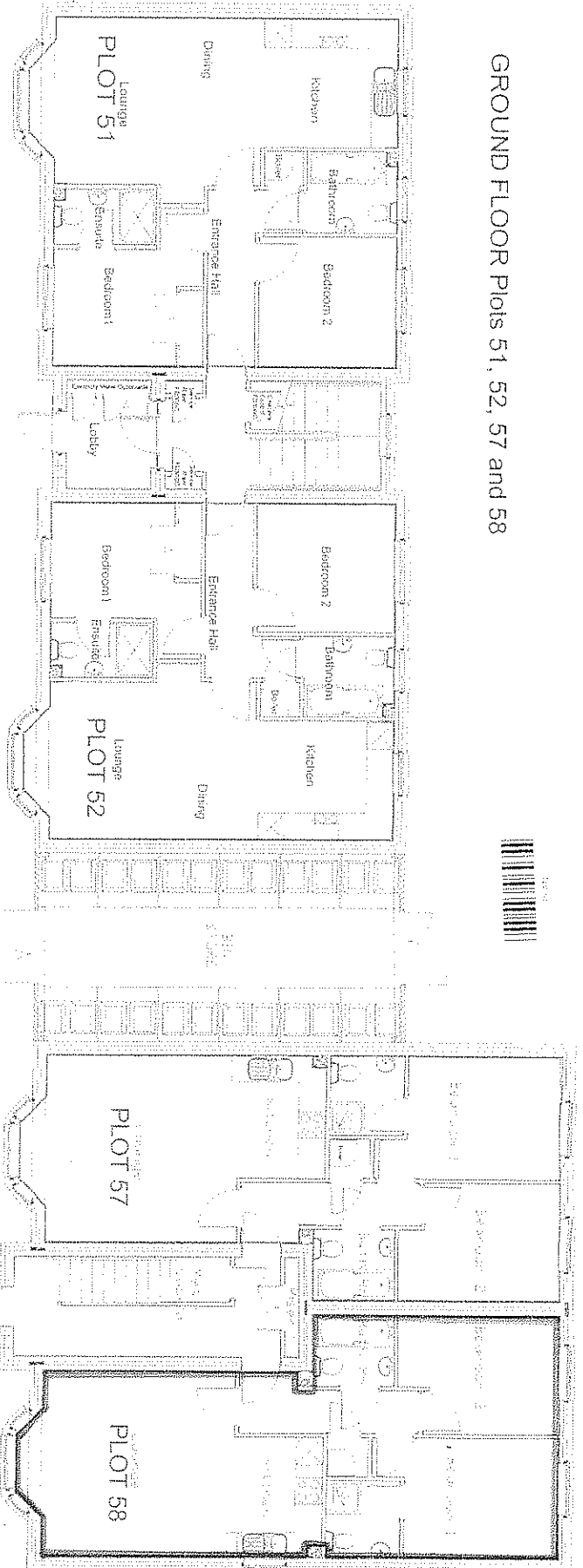
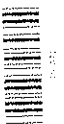
Plan 2

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 211000
 211000



PLAN

GROUND FLOOR Plots 51, 52, 57 and 58



Plan 1

Handwritten notes:
 Approved
 1/11/2004
 1/11/2004
 1/11/2004
 1/11/2004

SITE LOCATION PLAN
 1:1250

	MILLER HOMES DEVELOPMENT DIVISION 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	PRELIMINARY Miller Homes GF Plots 51, 52, 57 & 58 South Beach, Blyth Extent of Plot Ownership	QDI01-07-03
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