

**Swift Estate Agents**  
4 Mannamead rd  
PLYMOUTH  
PL4 7AA

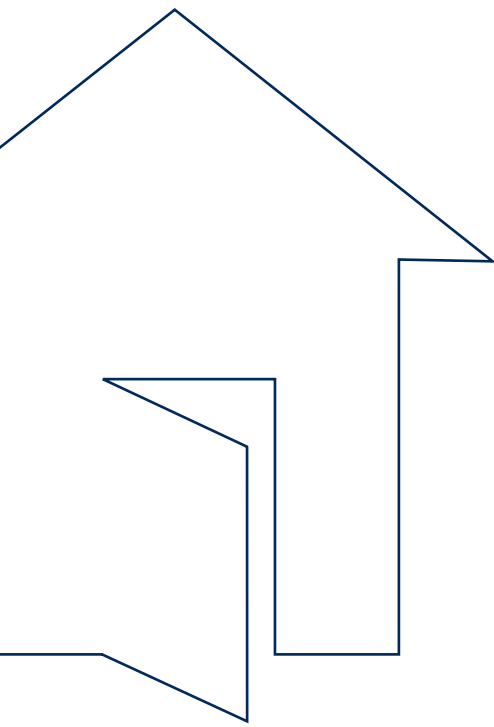
**Property:**  
17 Anywhere Road  
Plymouth  
PL1 9XX

**Tel: 01752 256836**



**HIPcode**

PSG is registered with the Property Codes  
Compliance Board as a subscriber to the  
Search and HIP Codes.



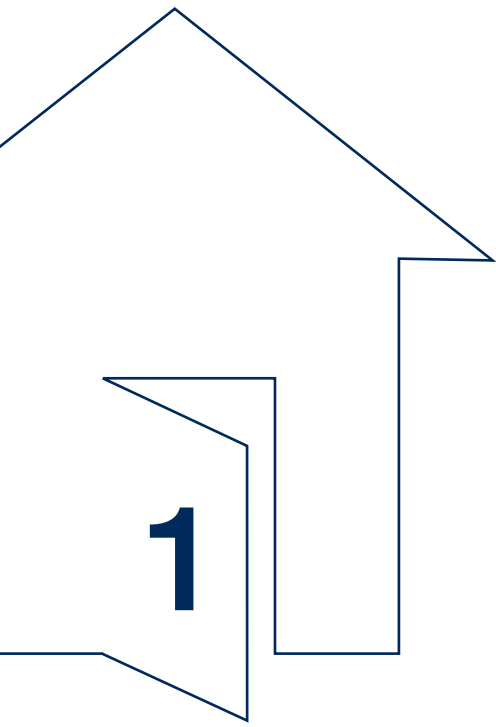
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**HIPcode**

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# Index



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# Home Information Pack Index

17 Anywhere Road  
Plymouth  
PL1 9XX

## Freehold Properties - Required Documents

Home Information Pack document	Date of document	(Inc.) - Included (N/I) - Not Included (N/A) – Not Applicable	Further Information (detailing steps being taken to obtain documents not included)
1. Index	08/10	<input checked="" type="checkbox"/> Inc. <input type="checkbox"/> N/I <input type="checkbox"/> N/A	
2. Energy Performance Certificate and Home Condition Report where applicable	28/09	<input checked="" type="checkbox"/> Inc. <input type="checkbox"/> N/I <input type="checkbox"/> N/A	
3. Sale Statement	08/10	<input checked="" type="checkbox"/> Inc. <input type="checkbox"/> N/I <input type="checkbox"/> N/A	
<b>Title Information</b>			
4. Land Registry individual Register	27/09	<input checked="" type="checkbox"/> Inc. <input type="checkbox"/> N/I <input type="checkbox"/> N/A	
5. Land Registry title plan	27/09	<input checked="" type="checkbox"/> Inc. <input type="checkbox"/> N/I <input type="checkbox"/> N/A	
6. Official search of Land Registry index map		<input type="checkbox"/> Inc. <input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
7. Deduction of title documents		<input type="checkbox"/> Inc. <input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
8. Leases, tenancies or licences for properties where part of the property in a sub-divided building not sold with vacant possession		<input type="checkbox"/> Inc. <input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
<b>Search Reports</b>			
9. Local land charges & local enquiries	08/10	<input checked="" type="checkbox"/> Inc. <input type="checkbox"/> N/I <input type="checkbox"/> N/A	
10. Optional/ additional local enquiries		<input type="checkbox"/> Inc. <input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
11. Water and drainage enquiries	27/09	<input checked="" type="checkbox"/> Inc. <input type="checkbox"/> N/I <input type="checkbox"/> N/A	

## Authorised Documents

Home Information Pack document	Date of document	Further Information
Please list any authorised documents that have been included relevant to this property below:		
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

2

# Energy Performance Certificate/Home Condition Report



**HIPcode**

PSG is registered with the Property Codes Compliance Board as a subscriber to the Search and HIP Codes.

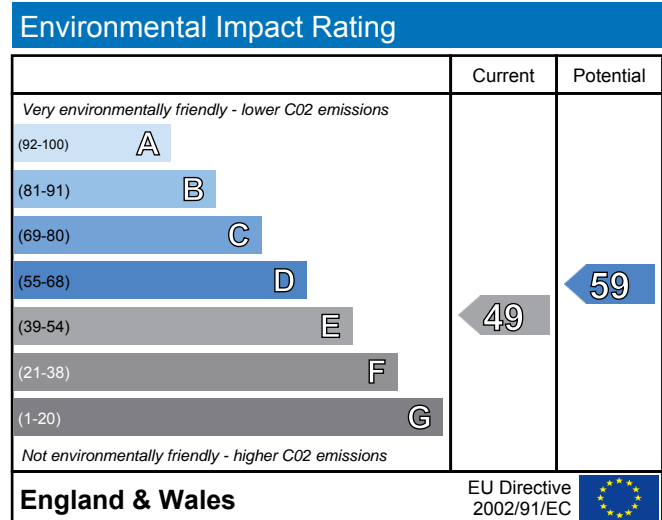
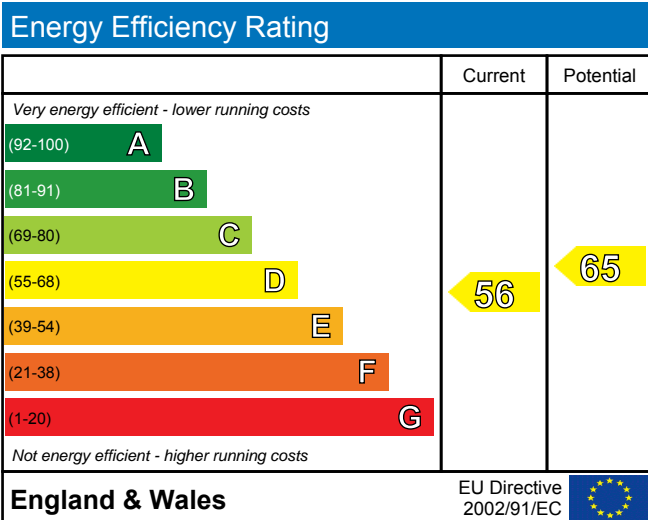
# Energy Performance Certificate



17 Anywhere Road  
PLYMOUTH  
PL2 3HF

Dwelling type: Semi-detached house  
Date of assessment: 27 September 2007  
Date of certificate: 28 September 2007  
Reference number: 0555-1234-5678-9123-4567  
Total floor area: 105 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.



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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	332 kWh/m <sup>2</sup> per year	262 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.8 tonnes per year	4.6 tonnes per year
Lighting	£69 per year	£43 per year
Heating	£636 per year	£516 per year
Hot water	£91 per year	£81 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.



Remember to look for the energy saving recommended logo when buying energy efficient product. It's a quick and easy way to identify the most energy efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 12 012 or visit [www.energysavingtrust.org.uk/myhome](http://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. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: BREC065778  
Assessor's name: ALBERT JETFLO  
Company name/trading name: The Property Search Group  
Address: 48, Durham Avenue, St. Judes,  
Plymouth, PL4 8SP  
Phone number: 01752250052  
Fax number: 01752250053  
E-mail address: martingill@propertysearchgroup.co.uk  
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 on the certificate. You can get contact details of the accreditation scheme from our website [www.breassessor.co.uk](http://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 building. Different methods of calculation are used for homes and for other buildings. Details can be found at [www.communities.gov.uk/epbd](http://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 every day measures that will save money, improve comfort and reduce the impact on the environment, such as:

- | Check that your heating system thermostat is not set too high (in a home, 21oC in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- | Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60oC
- | 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.

### Visit the Government's website at [www.communities.gov.uk/epbd](http://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.
- | Learn more about energy efficiency and reducing energy consumption.

## Recommended measures to improve this home's energy performance

17 Anywhere Road  
PLYMOUTH  
PL1 9XX

Date of certificate: 28 September 2007  
Reference number: 0555-1234-5678-9123-4567

### 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	Solid brick, with internal insulation Cavity wall, as built, insulated (assumed)	Good Good	Good Good
Roof	Pitched, no insulation (assumed)	Very poor	Very poor
Floor	Solid, no insulation (assumed)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Boiler and radiators, mains gas	Good	Good
Main heating controls	Programmer, TRVs and bypass	Poor	Poor
Secondary heating	Room heaters, mains gas	-	-
Hot water	Gas multipoint	Average	Good
Lighting	Low energy lighting in 40% of fixed outlets	Average	Average
Current energy efficiency rating		D 56	
Current environmental impact (CO2) rating		E 49	

## 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	£19	D 57	E 49
<b>Sub-total</b>	<b>£19</b>		
<b>Higher cost measures (over £500)</b>			
2 Upgrade heating controls	£38	D 59	E 52
3 Replace boiler with Band A condensing boiler	£100	D 65	D 59
<b>Total</b>	<b>£157</b>		
<b>Potential energy efficiency rating</b>		<b>D 65</b>	
<b>Potential environmental impact (CO2) rating</b>			<b>D 59</b>

## Further measures to achieve even higher standards

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

4 Solar photovoltaics panels, 25% of roof area	£34	D 67	D 62
<b>Enhanced energy efficiency rating</b>		<b>D 67</b>	
<b>Enhanced environmental impact (CO2) rating</b>			<b>D 62</b>

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

### 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.

### Higher cost measures (typically over £500 each)

#### 2 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat.

#### 3 Band A condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme<sup>{1}</sup>, and can therefore self-certify the work for Building Regulation compliance. Ask a qualified heating engineer to explain the options.

## About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home

#### 4 Solar photovoltaics (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The Solar Trade Association has up-to-date information on local installers who are qualified electricians and any grant that may be available. Planning restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme<sup>{1}</sup>, and can therefore self-certify the work for Building Regulation compliance. Ask a suitably qualified electrician to explain the options.

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

3

# Sale Statement



**HIPcode**

PSG is registered with the Property Codes Compliance Board as a subscriber to the Search and HIP Codes.



4

# Title Information including Leasehold/ Commonhold (as applicable)



**HIPcode**

PSG is registered with the Property Codes  
Compliance Board as a subscriber to the  
Search and HIP Codes.

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED THROUGH LAND REGISTRY DIRECT SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 27 SEP 2007 AT 14:39:32. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN THE REGISTRY. FOR SEARCH PURPOSES, THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY PLYMOUTH DISTRICT LAND REGISTRY.

TITLE NO: DN999999

REGISTER LAST UPDATED ON : 09 JAN 1991 AT 23:59:59

#### A: Property Register

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

COUNTY	DISTRICT
DEVON	PLYMOUTH

1. (23.03.1979) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 17 Anywhere Road.
2. With effect from 1 April 1998 the land falls within the City and County of Plymouth.

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#### 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. (23.03.1979) Proprietor(s):

---

#### C: Charges Register

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

1. A Conveyance of the land in this title and other land dated 26 March 1923 made between (1) and (2) and others (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

2. A Conveyance of the land in this title dated 16 July 1925 made between  
(1) (Vendors) (2)  
and (3) (Purchasers)  
contains covenants details of which are set out in the schedule of  
restrictive covenants hereto.

\*\*\*\*\*

## Schedule of Restrictive Covenants

1. The following are details of the covenants contained in the Conveyance dated 26 March 1923 referred to in the Charges Register:-

COVENANT by Purchasers not at any time thereafter to permit to be carried on upon the said hereditaments thereby conveyed any noxious noisy or offensive trade manufacture or business which should or might be or become a nuisance damage or annoyance to the Vendor his successors lessees or tenants but this covenant should not be interpreted to prevent the Purchasers their heirs and assigns and others authorised by them for using the said hereditaments thereby conveyed for the purpose of recreation football tennis cricket or other lawful games or sport.

2. The following are details of the covenants contained in the Conveyance dated 16 July 1925 referred to in the Charges Register:-

"AND the Purchasers for themselves their heirs and assigns hereby jointly and severally covenant with the Vendors their heirs and assigns that they the Purchasers their heirs and assigns will not erect on the said plot of land hereby conveyed more than one dwellinghouse and premises not at a cost of less than five hundred pounds and in accordance with plans to be prepared and signed by the Purchasers and by the Vendors or their surveyor as to the position of the said dwellinghouse and any other erections and the height and pattern of boundary walls fences and railings AND FURETHER that they the Purchaser their heirs or assigns with forthwith erect suitable and substantial boundary fences on all sides of the said plot of land hereby conveyed every such boundary fence so erected except the South Western and North Eastern boundary fences being a party fence and one half the expense of erecting every such part fence being repaid to them by the Purchaser of the plot of land on which such party fence abuts within six months of the date of his contract but in case such party fences as aforesaid or any of them shall have been built by any adjoining owner then the Purchasers will forthwith pay to such owner one half of the cost of erection such party fences or any of them And Further that neither the said plot of land nor any building nor erection to be erected thereon shall at any time be used as a hotel tavern public house beerhouse or for the sale of beer or other intoxicating liquors or as a shop school tea garden manufactory mill gasworks asylum or hospital or for any noisy noxious or offensive occupations or for any purpose which may be a nuisance damage or annoyance to any adjoining owner or tenant or to the neighbourhood but

the Vendors reserve to themselves the power to grant such special exemption from the operation of this covenant as shall to the Vendors appear to be for the benefit of the property or neighbourhood."

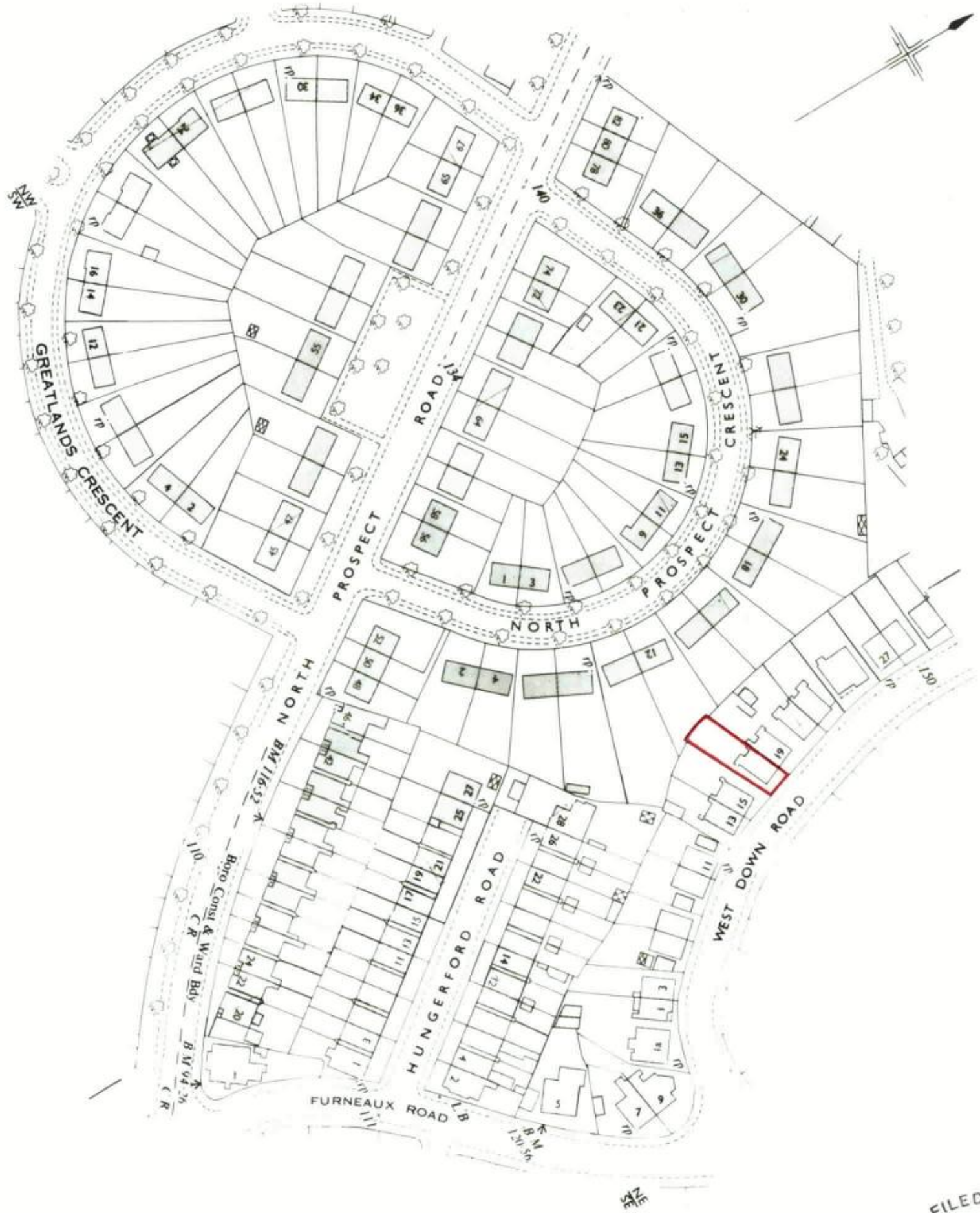
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END OF REGISTER

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

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

H.M. LAND REGISTRY		TITLE NUMBER		
		DN86173		
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	DEVON		SX 4656	L
Scale: 1/1250		PLYMOUTH DISTRICT	© Crown Copyright 1972.	



This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 27 September 2007 at 14:41:45. 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 7 - Title Plans.

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

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# Local Authority and Water and Drainage Enquiries



**HIPcode**

PSG is registered with the Property Codes  
Compliance Board as a subscriber to the  
Search and HIP Codes.

## ENQUIRIES OF LOCAL AUTHORITY



**Search prepared for:**

**PSG Plymouth HIP Reports  
48 Durham Avenue St Judes  
Plymouth  
PL4 8SP**

Tel: 01752 250052 Fax: 01752 250053

Search Number: 2140147

Your Reference: 3955/SWIFT

**Property:**

17 ANYWHERE ROAD  
PLYMOUTH  
PL1 9XX

UPRN: 1000000000000

**Other roadways, footpaths and footways:**

NONE

Plan attached Yes

Optional enquiries to be answered Yes

Additional enquiries are to be attached on a separate sheet No

**Search prepared by and any enquiries to:**

**The Property Search Group  
48 DURHAM AVENUE ST JUDES  
PLYMOUTH  
PL4 8SP**

Tel: 01752 250052 Fax: 01752 250053

**Optional Enquiries:**

4. Road proposals by private bodies
5. Public path and byways
6. Advertisements
7. Completion notices
8. Parks and countryside
9. Pipelines
10. Houses in multiple occupation
11. Noise abatement
12. Urban development areas
13. Enterprise zones
14. Inner urban improvement areas
15. Simplified planning zones
16. Land maintenance notices
17. Mineral consultation areas
18. Hazardous substance consents
19. Environmental and pollution notices
20. Food safety notices
21. Hedgerow notices
22. Common land, town and village greens

Names of those involved in the sale (this box is only completed when the replies to these enquiries are to be included in a Home Information Pack)

Name of vendor: NOT KNOWN  
Name of estate agent: NOT KNOWN  
Name of HIP Provider: PROPERTY SEARCH GROUP  
Name of solicitor/conveyancer: NOT KNOWN

Your personal data \* name and address - will be handled strictly in accordance with the requirements of the Data Protection Act. It is required to pass on to the relevant authority in order to carry out the necessary search.

**On behalf of The Property Search Group**

Signed:

Date: 08/10/2007

Information obtained at PLYMOUTH CITY COUNCIL and other sources.  
For further information contact The Property Search Group.

**ENTRIES RELATING TO LAND AND PREMISES KNOWN AS:**

17 ANYWHERE ROAD  
PLYMOUTH  
PL1 9XX

**LOCAL LAND CHARGE REGISTER ENTRIES:**

1. NONE

**PLANNING REGISTER ENTRIES SINCE: 01/08/1977**

1. NONE

**BUILDING REGULATION APPLICATIONS:**

1. PLEASE REFER TO FOOTNOTE

**OTHER DETAILS:**

PLEASE NOTE THE FOLLOWING INFORMATION:

PLANNING APPLICATIONS RELATING TO LAND ADJOINING THE CURTILAGE OF THE ADDRESS SEARCHED DO NOT FALL WITHIN THE SCOPE OF THIS REPORT.

**PART I - STANDARD ENQUIRIES  
(APPLICABLE IN EVERY CASE)**

**1. PLANNING AND BUILDING REGULATIONS**

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

- (a) a planning permission;
- (b) a listed building consent;
- (c) a conservation area consent;
- (d) a certificate of lawfulness of existing use or development;
- (e) a certificate of lawfulness of proposed use or development;
- (f) building regulation approvals;
- (g) a building regulation completion certificate; and
- (h) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme

How can copies of the decisions be obtained?

**INFORMATIVE:**

If building control for the property is currently administered by an outside body the seller or developer should be asked to provide evidence of compliance with building regulations.

**1.2 Planning Designations & Proposals.**

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

This reply reflects policies or proposals in any existing development plan and in any formally proposed alteration or replacement plan, but does not include policies contained in planning guidance notes.

**2. ROADS**

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

- (a) highways maintainable at public expense;
- (b) subject to adoption and supported by a bond or bond waiver;
- (c) to be made up by a Local Authority who will reclaim the cost from the frontagers; or
- (d) to be adopted by a Local Authority without reclaiming the cost from the frontagers?

If a road, footpath or footway is not a highway, there may be no right to use it. The Company cannot express an opinion without seeing the title plan of the property and requesting the Local Authority to carry out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

NONE SINCE 01/08/1977

NONE SINCE 01/08/1977

NONE SINCE 01/08/1977

NONE SINCE 01/08/1977

NONE SINCE 01/08/1977

1.1 (f) - (h) PLEASE REFER TO FOOTNOTE

PLEASE CONTACT YOUR LOCAL PSG OFFICE

**INFORMATIVE:**

The owner or occupier of the property should be asked to produce any such certificate.

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

WITHIN AN ESTABLISHED RESIDENTIAL AREA  
EMPLOYMENT COMMITMENT AREA TO NORTH OF  
PROPERTY

ANYWHERE ROAD - YES

NONE

NONE

NONE

**ENTRIES RELATING TO LAND AND PREMISES KNOWN AS:**

17 ANYWHERE ROAD  
PLYMOUTH  
PL1 9XX

**LOCAL LAND CHARGE REGISTER ENTRIES:**

1. NONE

**PLANNING REGISTER ENTRIES SINCE: 01/08/1977**

1. NONE

**BUILDING REGULATION APPLICATIONS:**

1. PLEASE REFER TO FOOTNOTE

**OTHER DETAILS:**

PLEASE NOTE THE FOLLOWING INFORMATION:

PLANNING APPLICATIONS RELATING TO LAND ADJOINING THE CURTILAGE OF THE ADDRESS SEARCHED DO NOT FALL WITHIN THE SCOPE OF THIS REPORT.

### 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 roads, footways and footpaths which abut the boundaries of the property:

- (a) permanent stopping up or diversion;
- (b) waiting or loading restrictions;
- (c) one way driving;
- (d) prohibition of driving;
- (e) pedestrianisation
- (f) vehicle width or weight restriction;
- (g) traffic calming works including road humps;
- (h) residents' parking controls;
- (i) minor road widening or improvement;
- (j) pedestrian crossings;
- (k) cycle tracks; or
- (l) bridge building?

3.6 (a) - (l) PLEASE REFER TO FOOTNOTE

In some circumstances, road closure orders can be obtained by third parties from magistrates courts or can be made by the Secretary of State for Transport, without involving the Local Authority within which the property is located.

### 3.7 Outstanding Notices

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

- (a) building works;
- (b) environment;
- (c) health and safety;
- (d) housing;
- (e) highways; or
- (f) public health?

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

### 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 REGISTERED

### 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;
- (b) a stop notice;
- (c) a listed building enforcement notice;
- (d) a breach of condition notice
- (e) a planning contravention notice
- (f) another notice relating to breach of planning control;

NONE REGISTERED

NONE REGISTERED

NOT APPLICABLE

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

- (g) a listed building repairs notice;
- (h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation;
- (i) a building preservation notice;
- (j) a direction restricting permitted development;
- (k) an order revoking or modifying a planning permission;
- (l) an order requiring discontinuance of use or alteration or removal of buildings or works;
- (m) a tree preservation order; or
- (n) proceedings to enforce a planning agreement or planning contribution?

NOT APPLICABLE  
 NOT APPLICABLE  
 NONE REGISTERED  
 NONE REGISTERED  
 NONE REGISTERED  
 NONE REGISTERED  
 NONE REGISTERED  
 NONE REGISTERED  
 NOT APPLICABLE

**3.10 Conservation Area**

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

- (a) the making of the area a conservation area before 31st August 1974; or
- (b) an unimplemented resolution to designate the area a conservation area?

3.10 (a) - (b) NO

**3.11 Compulsory Purchase**

Has any enforceable order or decision been made to compulsorily purchase or acquire the property?

NONE REGISTERED

**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;
- (b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990:
  - (i) a decision to make an entry;
  - (ii) or an entry: or
- (c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice?

NONE REGISTERED

NONE REGISTERED  
 NONE REGISTERED  
 NONE REGISTERED

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

**3.13 Radon Gas**

Do records indicate that the property is in a "Radon Affected Area" as identified by the Health Protection Agency?

YES  
 The property is located within an area where 1-3% of households are above the action levels.

**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).

Radon preventative measures are required for new buildings in higher risk areas. For new properties the builder and/or the owners of properties built after 1988 should say whether protective measures were incorporated in the construction of the property. Further information on radon, including an indicative version of the Radon Affected Areas map, the associated health risks and common

questions and answers is available on the Health Protection Agency (HPA) website ([www.hpa.org.uk/radiation/radon/index.htm](http://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

Where the results are at or above the Action level the present owner or (for a new property) the builder should be asked what protective measures were incorporated in the construction of the property or what remedial measures have been installed.

Additionally, queries relating to the effectiveness of the measures and any subsequent re-testing should be raised. A guide containing further information about Radon Affected Areas is available free from DEFRA

### 5.1 Public Paths or Byways

Is any footpath path, bridleway, restricted byway or byway open to all traffic which abuts on, or crosses the property shown in a definitive map or revised definitive map prepared under part IV of the National Parks and Access to the Countryside Act 1949 or Part III of the Wildlife and Countryside Act 1981? If so, please mark its approximate route on the attached plan.

NO

The definitive map does not show every public footpath or byway.

#### FOOTNOTE:

Access to certain information is not freely available when conducting the Personal Search. The result of this is the introduction by PSG of unique individual indemnity insurance (at no additional cost) covering these questions up to the property value. Please note that commercial properties are limited to a maximum £500,000 per claim. Copies of the policy are available on request from your local PSG office.

Any mapping products utilised by PSG are derived from a third party supplier without warranty and PSG cannot warrant that the data supplied by the third party is comprehensive or accurate.

#### SEARCH CODE:

##### Important Protection

The Search Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders, who rely on property search reports carried out on residential property within the United Kingdom. It sets out 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, PSG is confirming that they operate 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 the search organisation will:

- Provide search reports which include the most up-to-date available information when compiled and an accurate report of the risks associated with the property.
- Deal promptly with queries raised on search reports.
- Handle complaints speedily and fairly.
- At all times maintain adequate and appropriate insurance cover to protect you.
- Act with integrity and ensure that all search services comply with relevant laws, regulations and industry standards.

##### Keeping to the Search Code

How search organisations keep to the Search Code is monitored independently by the Property Codes Compliance Board. And, complaints under the Code may be referred to the Independent Property Codes Adjudication Scheme. This gives you an extra level of protection as the service can award compensation of up to £5000 to you if you suffer as a result of your search organisation failing to keep to the Code.

#### IMPORTANT INFORMATION

##### Contact Details

Should any question arise from the search report, please contact your local PSG office, as detailed at the front of this report.

Alternatively for further details and information regarding the Property Codes Compliance Board visit their website at: [www.propertycodes.org.uk](http://www.propertycodes.org.uk) or telephone: 020 7917 1817 or Email: [info@propertycodes.org.uk](mailto:info@propertycodes.org.uk)



PSG (PLYMOUTH)  
48 DURHAM ROAD  
ST. JUDES, PLYMOUTH  
DEVON, PL4 8SZ

## CON29DW Response HOME INFORMATION PACK COMPONENT RESIDENTIAL DRAINAGE AND WATER SEARCH

Location

17 ANYWHERE ROAD, PLYMOUTH, PL1 9XX

Date Search Request Received

27 September 2007

National Grid Reference

244444, 055555

Date Search Produced

27 September 2007

Report Reference

Prepared For:

PSG (PLYMOUTH)  
48 DURHAM ROAD  
ST. JUDES, PLYMOUTH  
DEVON, PL4 8SZ

Your Reference

H99999/SWIFT ( E )

Intended Recipient

MARTIN GILL

Location

17 ANYWHERE ROAD, PLYMOUTH, PL1 9XX

Date Search Request Received

27 September 2007

National Grid Reference

244444, 055555

Date Search Produced

27 September 2007

Report Reference

Prepared For:

PSG (PLYMOUTH)  
48 DURHAM ROAD  
ST. JUDES, PLYMOUTH  
DEVON, PL4 8SZ

Your Reference

3955/SWIFT ( E )

Intended Recipient

MARTIN GILL

Dear Sirs,

Please find enclosed the results of your Drainage and Water Search request for the above site dated 27 September 2007.

South West Water Limited has made all reasonable efforts to ensure the accuracy of this information, but provides it subject to the following conditions:

- Service pipes and drainage connections may not be shown.
- Our liability for any inaccuracies or omissions in the information is limited and your attention is drawn to the terms and conditions attached to the CON29 DW Order Form signed by you/your adviser when placing the order for this Search.
- If no reference is made in the information to any interest or right of the Company on any land, this is not to be taken as conclusive evidence that no such interest or right exists.

These reservations are in addition to any statutory regulations which may apply. Please refer to notes at the end of this search report for further information and advice on sewers and water mains.

## Contents of the Report

Part 1	Standard Drainage Enquiries
Part 2	Extract from the Public Sewer Map
Part 3	Extract from the map of Public Waterworks
Part 4	Standard Water Enquiries
Part 5	Charging Method and Customer Account Information
Part 6	Statutory Registers, Water Quality and proximity to Treatment Works
Part 7	Notes, Glossary and Company Information

In accordance with the Home Information Pack (No.2) Regulations 2007 (Statutory Instrument 2007 #1667), the following information is provided:

The person who prepared this report has not knowingly had any personal or business relationship with any individual involved in the sale of the property.

Records searched in order to compile this report, including the public sewer and water maps, customer account information and any other statutory registers, together with records on build-over consents and sewer adoption agreements, are all held by the relevant water and/or drainage company identified in this report.

The GIS Manager is the person liable for any provisions under Schedule 6, 1(j) of the Home Information Pack Regulations 2007.

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Thank you for your enquiry.

If we can be of any further assistance please do not hesitate to contact us.

Yours faithfully,

Conveyancing Services

email: [searches@southwestwater.co.uk](mailto:searches@southwestwater.co.uk)  
telephone: 0845 330 34 01

## Part 1

### Drainage Enquiries and Replies

Please refer to notes towards the end of this document

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

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

See notes - a,b,c.

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

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

See Notes - d,e,f.

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

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

See Notes - d,e,g.

Q6. Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?

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

See Notes - h,i,j,b.

Drainage Enquiries and Replies (continued)

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

The public sewer map indicates that there are no public sewers, disposal main 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.

See notes - k,l,b.

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

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

See Notes - c,m,n.

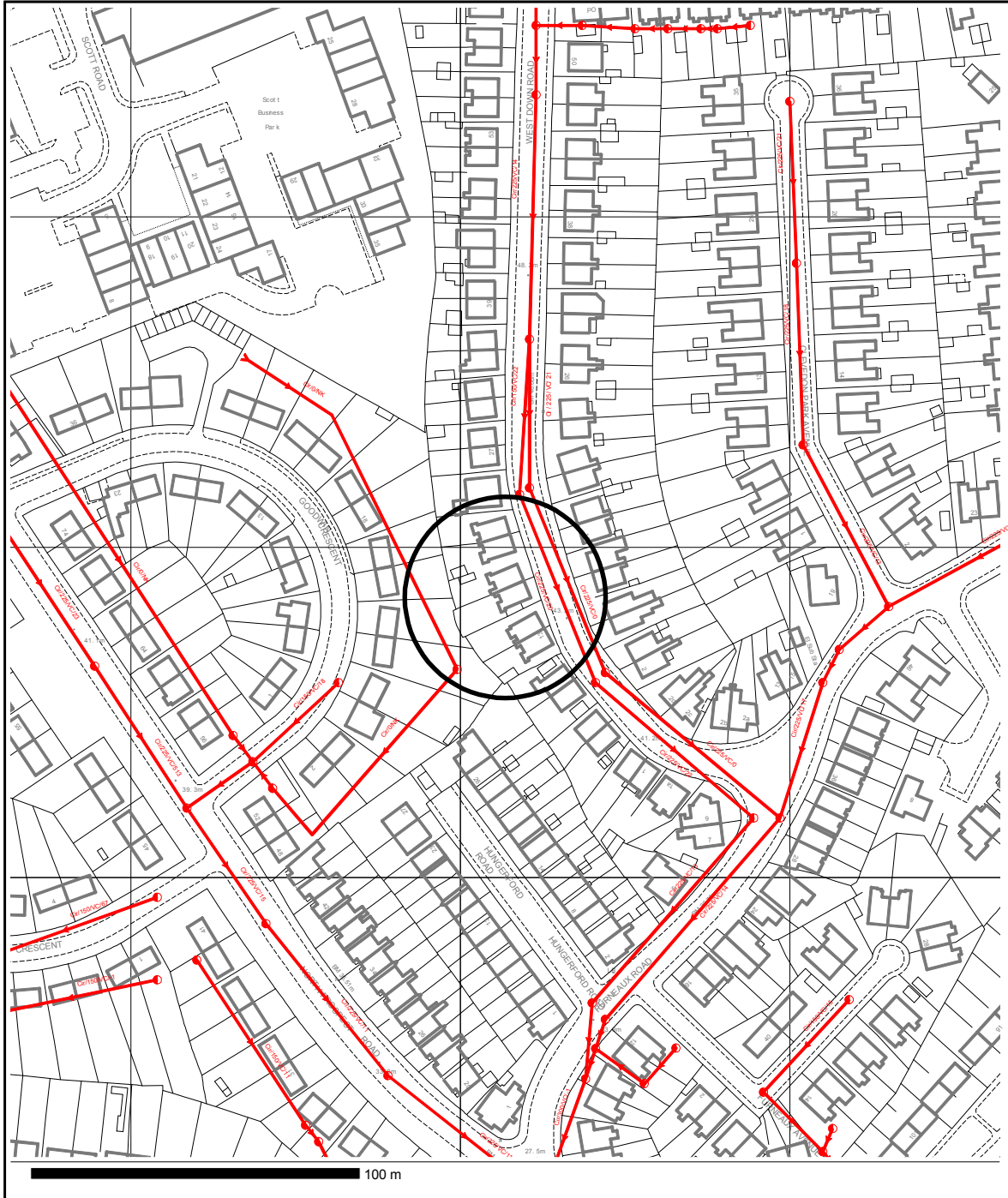
- Q9. Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?

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

See Glossary.

Part 2  
Drainage Plan

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**SITE : 17 ANYWHERE ROAD, PLYMOUTH, PL1 9XX**  
**Grid Ref : 244444m East, 055555m North**

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PLEASE NOTE THAT NOT ALL MAINS, SERVICE PIPES AND OTHER APPARATUS OF THE COMPANY IN THE AREA OF THE PLAN ARE SHOWN.

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## Common Sewer Types:

Sewers are generally classified by what they convey, as well as whether they are public or private pipes. Line style denotes function, and colour defines status (public or private).



### Foul Sewer (public colouring)

A sewer designed to convey waste water from domestic and industrial sources to a treatment works.



### Surface Water Sewer (public colouring)

A sewer used to convey surface water (e.g. rain water from roofs, yards and car parks).



### Combined Sewer (public colouring)

Both surface water and foul sewage flow in the same pipe.



### Rising Main / Pumping Main (public colouring)

A pipe carrying pumped flow under pressure from a low point to a high point on the sewerage network. Line style and colour and direction of arrow indicate sewer purpose and direction of flow within a pipe.



### Private Sewer Colouring

Any sewer that is not owned or maintained by South West Water. Details are not held by the Company, and as such, private sewers are rarely shown.



### Unverified Sewer Colouring (unverified refers to ownership)

An existing sewer of unknown status (ie: it is not known whether the sewer is publicly or privately maintained).

## Other Sewer Types:



### Abandoned Sewer

A disused sewer. Usually these are filled with a cement mixture to avoid subsidence if the abandoned pipe is built over.

## Sewer pipe shape, size and material abbreviations.

### Common shapes:

Cir	Circular	Rec	Rectangular
Trpz	Trapezoidal	Brl	Barrel
Ushp	U-Shaped	Egg	Egg Shaped
N/K	Not known		

The numbers used in the plan refer to the pipe diameter, and are expressed in millimetres.

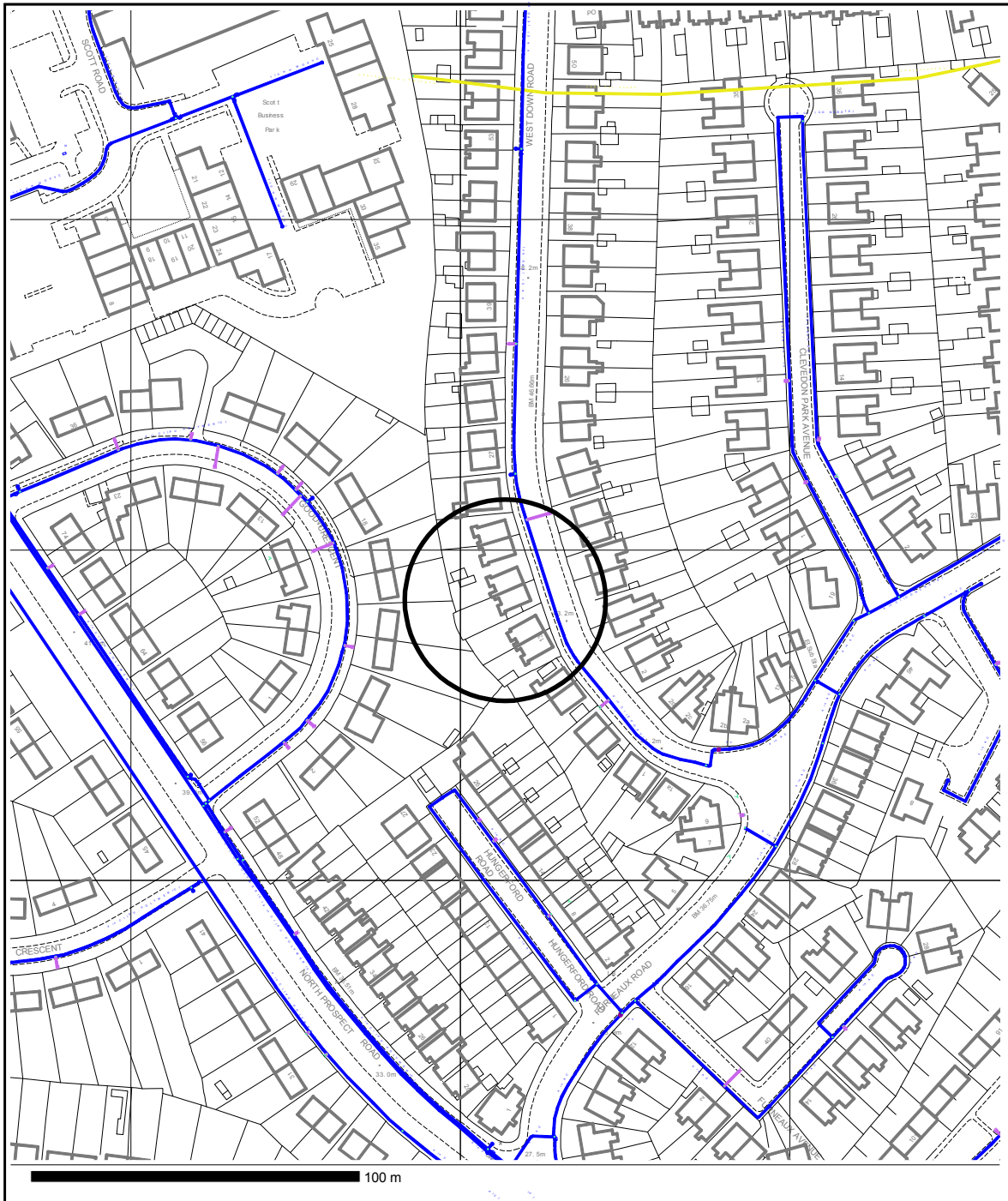
### Common Materials:

VC	Vitrified Clay	SG	Clay
PCO	Pre-Cast Concrete	CO	Concrete (in situ)
AC	Asbestos Cement	BR	Brick
PF	Pitch Fibre		

## Part 3

### Extract from Map of Waterworks

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## Common Water Main Types:

- Trunk Main**  
 Carries water from a source of supply to a treatment plant or reservoir, or from one reservoir to another. May also transfer water in bulk to smaller water mains used to supply individual customers.
- Distribution Main**  
 Carries water to customers. With few exceptions, domestic connections are only made to distribution mains.
- Untreated Water Main**  
 Carries untreated (raw) water to a treatment plant.
- Company Owned Service Pipe**  
 Supply pipe between a water main and street boundary.
- Private Service Pipe**  
 Service pipe not owned or maintained by the Company. Such pipes may be rarely shown on mapping as they are not the responsibility of the Company.
- Water Mains (Abandoned)**  
 Such pipes remain in the possession of the company.

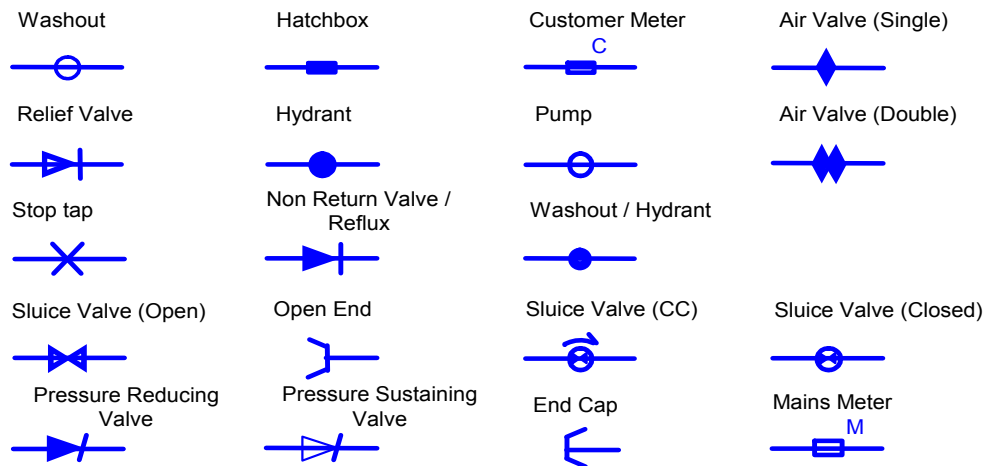
## Water Main size and material

Pipe material is shown as an abbreviation. The most common materials used are:

CI	Cast Iron	DI	Ductile Iron
SI	Spun Iron	ST	Steel
HDPE	High Density Polyethylene	UPVC	Plastic
MDPE	Med. Density Polyethylene		

## Apparatus and Fittings:

Various types of apparatus can be found on water mains to control flow, pressure etc.



## Part 4

### Water Enquiries and Replies

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

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

See notes d,p,q.

Q11. Is any water main or service pipe serving, or which is proposed to serve the property the subject of an existing adoption agreement or 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.

See notes.

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

Sewerage Undertaker:

South West Water Ltd  
Peninsula House  
Rydon Lane  
Exeter  
EX2 7HR

Water Undertaker:

South West Water Ltd  
Peninsula House  
Rydon Lane  
Exeter  
EX2 7HR

Q13. Is the property connected to mains water supply?

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

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

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

See notes k,r.

## Part 5

### Charging Method

Q15. 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.

See notes s,t.

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

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

See notes.

Q17. Is a surface water drainage charge payable?

Records confirm that a surface water drainage charge is payable for the property as a proportion (currently £0.3623 x 95%) of the total water useage in cubic metres for the property for each financial year. The total charge is a proportion of the metered supply to the property.

Q18. 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 located - not within the dwelling house which is or forms part of the property, and in particular, is located in the footpath outside the property.

See notes

Part 5

Charging Method (continued)

Q19. Who bills the property for sewerage services?

The property is billed for sewerage services by:

South West Water Ltd  
Peninsula House  
Rydon Lane  
Exeter  
EX2 7HR

[www.southwestwater.co.uk](http://www.southwestwater.co.uk)

Notification of the change of occupancy on completion of sale should be made to the address above.

Q20. Who bills the property for water services?

The property is billed for water services by:

South West Water Ltd  
Peninsula House  
Rydon Lane  
Exeter  
EX2 7HR

[www.southwestwater.co.uk](http://www.southwestwater.co.uk)

Notification of the change of occupancy on completion of sale should be made to the address above.

## Part 6

### Statutory Registers, Water Quality and proximity to works

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

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

See note x.

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

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

See note y.

## Part 6

Statutory Registers, Water Quality and proximity to works (continued)

- Q23. Please include details of a water quality analysis made by the water undertaker for the water supply zone in respect of the most recent calendar year.

The analysis 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. Please refer to Appendix I for further details.

See note z.

- Q24. Please include details of any departures-
- authorised by the Secretary of State under Part 6 of the 2000 Regulations from the provisions of Part 3 of those Regulations; or
  - authorised by the National Assembly for Wales under Part 6 of the 2001 Regulations from the provisions of Part 3 of those Regulations.

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

See note z.

- Q25. Please confirm the distance from the property to the nearest boundary of the nearest sewage treatment works.

The nearest sewage treatment works is 972m to the West of the property. The name of the nearest sewage treatment works is ANYWHERE YOU WANT.

See note aa.

Appendix I

Water Quality failure report for water quality supply zone WISP09.

The following parameter(s) failed during the calendar year ending 31/12/2006.

Parameter Tested	Samples	Failures
Clostridium Perfringens	416	1

## Appendix I (continued)

Not meeting a water quality standard does not necessarily mean that there is any risk to public health. The standards set by the regulations are very stringent and include a wide margin for safety. South West Water investigates all infringements of water quality standards thoroughly and takes corrective action to resolve any problems, as well as reporting in all circumstances to the UK Drinking Water Quality Regulator, the Drinking Water Inspectorate (DWI), who assess the investigation reports and decide if any further action is required.

In the last 12 months all such reports have been assessed as requiring no further action with individual failures classed as 'trivial' or 'unlikely to recur'. The numbers of water quality failures across the region have fallen dramatically in the last ten years from circa 250-300 per annum to 25-30 per annum. This has been due to significant capital investment in water treatment and water main refurbishment.

### *Clostridium Perfringens*

*Clostridium perfringens* are a spore forming bacterium that is present in the gut of all warm-blooded animals. These spores can survive disinfection. The presence of these spores in drinking water indicates the possibility of a remote or intermittent source of contamination which is investigated and the appropriate action taken.

## Part 7

### Notes to accompany the drainage and water questions

- a. 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.
- b. The section 104 sewer record is not an 'as-constructed' record. It is recommended that these details are checked with the developer.
- c. Assets other than public sewers may be shown on the copy extract, for information only.
- d. The Company is not responsible for private supply pipes connecting the property to the public water main and does not hold details of these. These may pass through land outside of the control of the seller, the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- e. An extract from the public sewer map is enclosed. This will show all known public sewers in the vicinity of the property and you should be able to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.
- f. If foul water does not drain to the public sewerage system the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant.
- g. In some cases, company records do not distinguish between foul and surface water connections to the public sewerage system. If on inspection the buyer finds that the property is not connected for surface water drainage the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the Company.
- h. Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, intended recipients should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities.
- i. Final adoption is subject to the developer complying with the terms of the adoption agreement under S104 of the Water Industry Act 1991.
- j. Where the property is part of an established development it would not normally be subject to an adoption agreement under S104 of the Water Industry Act 1991.
- k. The boundary of the property has been determined by reference to the Ordnance Survey record.
- l. 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 works 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.
- m. The presence of a public sewer within 100 feet (approx. 30 metres) of the building(s) within the property can result in the local authority requiring a property to be connected to a public sewer.
- n. The measure is estimated from the centre of the property or land shown on the Ordnance Survey record.
- o. Assets other than vested water mains may be shown on the copy extract, for information purposes only.
- p. The Company is not responsible for the drains and sewers which connect the property to the public sewerage system, and does not hold details of these. The current property owner will normally have sole responsibility for the private drains serving the property and may have shared responsibility with other users if the property is served by a private sewer. These may pass through land outside of the control of the seller, the intended recipient may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- q. If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network
- r. The presence of a vested water main within the boundary of the property may restrict further development within it. The Company has a statutory right of access to carry out works 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.

continued

Notes to accompany the drainage and water questions (continued)

- s. Metered charges will apply where a buyer makes a change of use of the property or where the buyer uses water for:-
  - i. Watering the garden other than by hand,
  - ii. Automatically replenishing a pond or swimming pool >10,000 litres
  - iii. A bath with capacity >230 litres
  - iv. A reverse osmosis unit.
- t. Water and Sewerage companies' full charges are set out in their charges schemes which are available from the company free of charge upon request.
- u. Where a property is part of a very recent or ongoing development and the water mains are not the subject of an adoption application, intended recipients should consult with the developer to ascertain the extent of private water pipes for which they may become responsible.
- v. The Water Industry Act, 1991 section 150, the Water Resale Order 2001 provides protection for people who buy their water or sewerage services from a person or company instead of directly from a Water or Sewerage Undertaker. Details of this are available from the Office of Water Services (OFWAT): [www.ofwat.gov.uk](http://www.ofwat.gov.uk).
- w. Information on the location of water meters is indicative only. Customers without water meters who may wish to consider this method of charging should contact South West Water Metering Services Team.
- x. 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 or small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded. 'At Risk' properties are those that the sewerage Undertaker is required to include in the Regulatory Register which is reported annually to the Director General of Water Services. Properties may be at risk of flooding but not included in the register where flooding incidents have not been reported to the Sewerage Undertaker. It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Sewerage Undertaker. This report excludes flooding from private sewers and drains and the sewerage Undertaker makes no comment upon this matter.
- y. "Low Water Pressure" means water pressure below the regulatory level which is the minimum pressure when demand on the system is not abnormal. The Water Undertakers are required to include in the Regulatory register (often referred to as the 'DG2 Register'), that is reported annually to the Director General of Water Services (OFWAT), properties receiving pressure below the reference level, provided that allowable exclusions do not apply (for example: temporary 'one-off' events which cause temporary loss of pressure). The reference level of service is a flow of 9 litres per minute at a pressure of 10 metres head. This is measured on the customers' side of the main stop tap / meter. Properties supplied in common with other properties through a single service pipe should have their reference levels as BS6700, or similar information held in the Institute of Plumbing handbook.
- z. Water Undertakers 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 in the kitchen), however the householder is responsible for any deterioration in quality that is a result of the domestic network and plumbing arrangements within the property that results in the standards not being met. Data collected by the Water Undertaker is subject to external review by the Drinking Water Inspectorate (DWI) and by local and health authorities. If you require any further advice regarding failures in water quality standards, please see Q.12 for contact details. Authorised departures are not permitted if the extent of the departure from the standard is likely to constitute a potential danger to human health.
- aa. The nearest sewage treatment works will not always be the sewage works serving the catchment within which the property is situated, i.e. the property may not necessarily drain to this works. It should be noted that there may be a private sewage treatment works closer to the property than the public one identified here. The Sewerage Undertaker is unable to comment on the efficiency or odour problems which may arise from such private treatment works.

## Common Drainage and Supply Terms:

### Adoption of sewers

Transfers to the sewerage undertaker the ownership of sewers and the legal obligation for meeting the cost of their maintenance and improvement to meet increasingly stringent environmental standards.

### Sewerage Undertaker

Is a limited company succeeding the former water authority and appointed by the Secretary of State to carry out the duties assigned to it by statute. These include the provision, maintenance and improvement of a system of sewers and sewage treatment works.

### Building Over Agreement / Consent

No building is permitted over public sewers or water mains without a special agreement such as a 'building-over agreement'. Any such building might cause damage and would restrict or interfere with the undertakers rights of access for inspection, repair, maintenance or renewal of their asset. In some circumstances, agreement may be allowed by the issue of 'consent' rather than by formal agreement.

### Cesspool / Cesspit

A sealed tank having no outlet, used for the storage of sewerage. The Cesspool must be emptied regularly and running costs can be substantial.

### Combined Sewer

A sewer carrying both foul water as well as surface water.

### Conveyancing 29 Form, Or 'Con29'

A standard form of conveyancing enquiry, normally addressed to the local authority, published by the Solicitors' Law Stationery Society Limited. The Conveyancing 29 form asks standard questions on such issues as Planning, Development, Highways, Smoke Control Orders, etc. It also asks about drainage. Since 1989, the sewerage undertakers have been responsible for maintaining the records of public sewers.

### Easements

In the context of this document, an easement is a legal restriction on the activities which land owners can undertake on or above an asset such as a trunk water main. In particular, tree planting and building are generally prohibited. Easements have been used when extra powers are deemed to be required by the water undertaker to protect the asset.

### Foul Sewer

A sewer used to transport mainly foul sewerage to a treatment works. It may also contain some surface water from rainfall, when it might be termed a 'combined sewer'.

### Lateral Drains

### Pre-1936 Sewers

The Public Health Act of 1936 set out a range of responsibilities for the operation and maintenance of sewerage systems but the Act recognised that little was known about the existing sewer network. Some had been maintained by private individuals and others by local authorities. Some of the costs had been re-charged to the owners, and the location of all these early sewers had not been surveyed and was unknown. The Act acknowledged the different status of these early sewers and made different provisions in respect of them.

## Private Drain

A sewer in private ownership draining only one property. If there is no cesspool or private treatment works, the drain usually connects with a private or public sewer.

## Private Sewage Treatment Plant

Generally a small treatment works (which could be a septic tank) owned and operated by a community, hotel or household. Treatment plants should conform to the same operational and environmental standards applied to sewage works operated by the water company. Accordingly, the running costs for small plants can be substantial and as environmental standards are raised there may be a need for additional capital investment.

## Private Water Supplies

Where a property has no connection to the water mains, a suitable private spring or surface water source may be used. This may require extensive treatment to make the supplies safe and will be subject to examination and control by the local environmental health officer. Approval under the Building Act 1984 for new building work for domestic properties will not be granted unless adequate water supplies and drainage facilities are available.

## Public Sewer

A sewer vested in and maintained by the sewerage undertaker. Members of the public generally have the statutory right to connect into and use the public sewer on offering payment of sewerage charges.

## Rising Mains / Pumping Mains

These are pipes carrying untreated sewage pumped under pressure. There is no right of connection into them.

## Section 102 Declaration

A sewerage undertaker may make, or may be asked to make, a declaration that sewer or sewerage disposal works already in existence will be adopted and maintained at public expense from a particular date.

## Section 104 Agreement

An agreement made between a housing developer and the sewerage undertaker under Section 104 of the Water Industry Act 1991, for the adoption of sewers the developer intends to build to serve the new houses. A bond to guarantee proper performance often supports the agreement by the developer of his obligations under the agreement. Such sewers are often required to be constructed to a particular standard before adoption can take place.

## Septic Tank

A settlement chamber, which provides treatment to sewage and drainage waters. Overflow from the tank goes to a soak-away or drainage field or occasionally to a sewer. Septic tanks are un-powered. Properties operating them are responsible for the operation, maintenance and occasional emptying of the chamber. Septic tanks function excellently in well drained land. It is becoming less acceptable to operate a septic tank in low-lying land, particularly near rivers and streams. Any pollution problems precipitated by poorly performing septic tanks may mean they need to be decommissioned, and connections to the public sewer network need to be undertaken.

## Sludge Main

A pressurised pipe carrying treated or partially treated sewerage sludge.

## Soak-away or drainage field

Buried pipes or aggregates that allow treated effluents or surface waters to disperse. They are owned and maintained by the property owner.

## Surface water sewer

A sewer used only for the transport of uncontaminated surface water or rainwater in an area where separate sewerage systems have been provided. This may discharge safely to a local watercourse or may combine with the foul sewerage system (to form a combined sewer) for treatment with the foul flows.

## Water service company

A provider of sewerage and possibly water services in an area.

Requirements to be met by persons carrying out works near to water mains and sewers.

1. The precise position of water mains and sewers must be ascertained by hand digging trial holes after first contacting South West Water, who will give such information as is available regarding the general location of the mains and sewer in the area. No liability is accepted for the accuracy of any information given as to the position or existence of water mains and sewers. In particular, service pipes and drainage connection are not generally shown on mains records, but their presence should be anticipated and precautions taken to avoid damage.
2. Notices of intent must be given to South West Water before any works are carried out in the vicinity, except in cases of emergency when our Operations Centre should be contacted as soon as possible.
3. Unless prior written approval has been obtained, mechanical excavation may not be permitted around, or within, 3 metres of the water main or sewer. Excavation may be necessary by hand.
4. Concrete haunches or surrounds to sewers must not be disturbed without prior written consent from South West Water.
5. Before backfilling, the mains and sewers will be inspected and any flaws or damage to the pipe or wrapping, if found, will be repaired by South West Water. All such flaws or damage must be immediately reported to the Company as soon as they are discovered. The carrying out of such repairs by South West Water shall not affect the question of liability, should any damage found to have resulted from the acts of those undertaking the works, their contractors, servants or agents.
6. Approved back fill will be used immediately around or over the mains and sewers to a minimum cover of 300mm and the remainder of the back fill shall be to the appropriate Highways Authority Specification for the Reinstatement of Openings in Highways.
7. Both the existing main or sewer and the new works shall be suitably supported to prevent future settlement and any subsequent damage to equipment.
8. Ground adjacent to concrete thrust blocks supporting the main(s) and sewer(s) must not be disturbed.
9. Adequate support must be given to all water mains and sewers where these are likely to be undermined, and to all trenches in the vicinity of these, during the process of the works.
10. No apparatus shall be laid on or over any land within 300mm measured horizontally from any part of a water main or sewer or other apparatus belonging to the Company. Provided always that this clause shall not prevent any pipe, cable or conducting medium being laid at an angle of between 45 and 90 degrees across the line of the Company's apparatus, with a vertical clearance in excess of 300mm. In exceptional circumstances this clause may be varied or deleted with the prior written consent from South West Water.
11. South West Water must be consulted before any work representing an increased risk to the integrity of the mains or sewers (e.g., piling, using explosives, thrust boring, pipe bursting etc.) is carried out.
12. Facilities for inspecting all work carried out shall be given to South West Water with adequate notice.

## Development and Tree Planting adjacent to pipelines: Guidance for landowners

In accordance with the provisions of Clause 26 of South West Water's Code of Practice, you are advised that in order to maintain adequate future access to the pipeline and to avoid interference with it, it is necessary to ensure that the following guidelines are observed:

### 1. Buildings And Permanent Structures

#### Clear working strip:

A clear working strip along the pipe is required between buildings and permanent structures and this must be:-

Pipes up to 150mm diameter	4.0 metres
Pipes 151-600mm diameter	7.0 metres
Pipes 601mm diameter and over	9.0 metres

#### Proximity of buildings:

No buildings or permanent structures should be placed within 2 metres of pipes below 300mm in diameter or within 3.5 metres of pipes of 300mm or over in diameter (distances measured from the centre of the pipe), and in addition, buildings and permanent structures must be constructed so as to ensure that no additional loads are transmitted to the pipe.

(N.B: Pipe sizes refer to the internal diameter / bore of the pipe).

### 2. Trees And Shrubs

Roots can damage pipelines over time and extensive root systems will limit access to the pipeline in breach of the Company's right to access for repair or replacement.

As a rule of thumb, the root spread of a tree is approximately the same as its eventual canopy spread. To help you avoid damage or interference to the pipeline, the Company suggests the following guidelines:-

- no large or forest trees should be planted with 7 metres of the pipeline (examples include Oak, Ash, Beech, Douglas Fir, Sitka Spruce etc.)
- medium to small sized trees should always be planted in such a way as to ensure that the eventual root spread reaches no closer than 1 metre of the pipeline, in practice, if trees are planted a distance of 5 metres away from the pipeline, this should be sufficient.
- bushes and shrubs should never be planted closer than 2 metres from the pipeline
- closer than 2 metres either side of the pipeline may be planted with hedge plants and ground cover only.

The measurements and distances set out are for guidance only and there will always be exception, for example: Poplars and Willows, which have a particularly invasive root system. If you are unsure of any individual case, then specialist advice should always be sought prior to planting.

The guidelines set out above are based on the Company's standard access requirements for its apparatus. If, for engineering reasons, the distances set out need to be varied at particular locations, you will be advised of this before compensation for works is finalised.

If you need to know the precise underground location of a new water main / sewer after its installation, please contact any of the Company's local offices, and Company staff will be pleased to mark out the position of the pipeline within your land.

If the Company finds any infringement of its legal rights of access, or any damage being caused to the pipeline, the Company reserves the right to take appropriate action to ensure that there is no interference with its statutory apparatus.

**IN THE EVENT OF A LEAK OR PIPE COLLAPSE  
PLEASE CONTACT SOUTH WEST WATER IMMEDIATELY ON  
0800 169 11 44 (24 HOURS)**

## Terms and Conditions

This report is supplied subject to the following terms and conditions:

Customers and Clients are asked to note these terms, which govern the basis on which this drainage and water report is supplied.

### Definitions:

'Company' means South West Water, who produces the report

'Order' means any request completed by the Customer requesting the Report

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

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

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

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

### Agreement

1. The Company agrees to supply the Report to the Customer and the Client subject to these terms. The scope and limitations of the Report are described in paragraph 2 of these terms. Where the Customer is acting as an agent for the Client then the Customer shall be responsible for bringing these terms to the attention of the Client.

The Customer and Client agree that the placing of an Order for a report 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 and the Client on the basis that they acknowledge and agree to the following:-

2.1 The information contained within the Report can change on a regular basis so The Company cannot be responsible to the Customer and the Client for any change in the information contained in the Report after the date on which the Report was produced and sent to the Client.

2.2 The Report does not give details about the actual state or condition of the Property and should not 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 should always be obtained.

2.3 The information contained in the report is based upon the accuracy of the address supplied by the Customer or Client.

2.4 The Report provides information as to the location & connection of existing services and should not be relied on for any other purpose. The Report may contain opinions or general advice to the Customer and the Client and The Company cannot ensure that any such opinion or general advice is accurate, complete or valid

2.5 The position and depth of apparatus shown on any maps attached to the Report are approximate, and are furnished as a general guide only, and no warranty as to its correctness is given or implied. The exact positions and depths should be obtained by excavation trial holes and the maps must not be relied on in the event of excavation or other works made in the vicinity of The Company's apparatus.

### Liability

3. The Company shall not be liable to the Client 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 third party for whom The Company are not responsible.

3.1 Where a Report is requested for an address falling within a geographical area where two different Companies separately provide Water and Sewerage Services, then it shall be deemed that liability for the information given by either Company will remain with that Company in respect of the accuracy of the information supplied. A Company supplying information which has been provided to it by another Company for the purposes outlined in this agreement will therefore not be liable in any way for the accuracy of the information and will supply that information as agent for the Company from which the information was obtained.

3.2 The Report is produced for use in relation to individual domestic property transactions and cannot be used for commercial developments of domestic properties or commercial properties for intended occupation by third parties.

3.3 The Company shall accept liability for death or personal injury arising from its negligence.

### Copyright and Confidentiality

4 The Customer and Client acknowledge that the Report is confidential and is intended for the personal use of the Client. 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 or the Client except to the extent expressly provided.

4.1 The Customer or Client is entitled to make copies of the Report but may only copy the maps contained in the, or attached to the Report if they have an appropriate Ordnance Survey Licence.

4.2 The Customer and Client 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.

4.3 The maps contained or attached to the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.

4.4 The Customer and Client agree to indemnify The Company against any losses, costs, claims and damage suffered by The Company as a result of any breach by either of them of the terms of paragraphs 4.1 to 4.4 inclusive.

### Payment

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

### General

6 If any provisions 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.

6.1 These terms shall be governed by English Law and all parties submit to the exclusive jurisdiction of the English Courts.

6.2 Nothing in this notice shall in any way restrict the Customer or Client's statutory rights of access to the information contained in the Report.

How to contact us:

Post:

Conveyancing Services  
South West Water  
Peninsula House  
Rydon Lane  
EXETER  
Devon  
EX2 7HR

DX:

Conveyancing Services  
South West Water  
DX: 119851  
EXETER 10

Telephone:

0845 330 34 01

Fax:

01392 442726

e-mail:

[searches@southwestwater.co.uk](mailto:searches@southwestwater.co.uk)

Internet:

[www.southwestwater.co.uk/conveyancing](http://www.southwestwater.co.uk/conveyancing)

Useful numbers:

Customer Services:

0800 169 11 44

Customer Accounts:

0800 169 11 33

South West Water Ltd

Registered in England No. 2366665.

A subsidiary of Pennon Group Plc.

Registered Office:

Peninsula House  
Rydon Lane  
Exeter  
EX2 7HR



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# Additional Search Reports



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# Additional Relevant Information

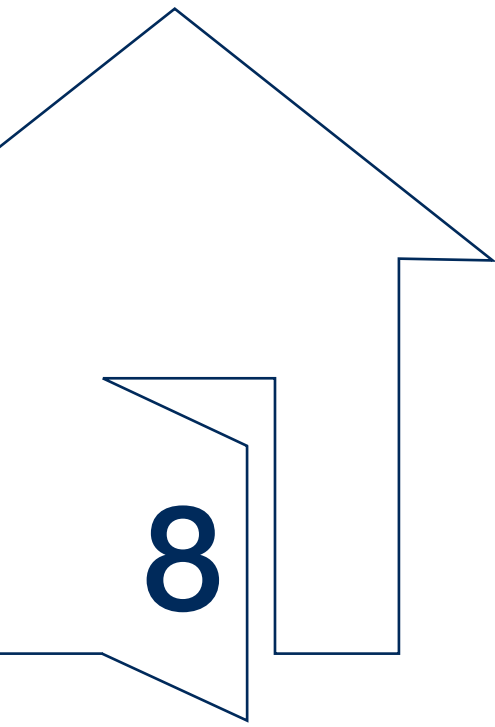


**HIPcode**

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# Contact Details



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This Home Information Pack was compiled by:

**PSG**

*The* PROPERTY SEARCH GROUP

In the event of any queries please contact:

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