

www.abodepack.co.uk

Property Address

4 Downfield Cottages

Poles Lane

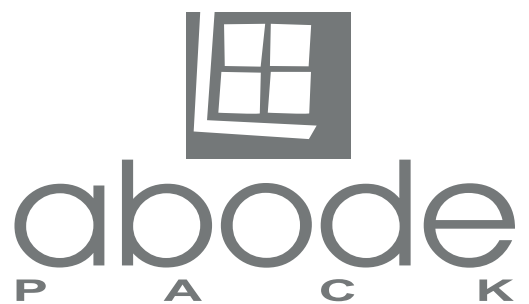
Thundridge

Ware

Hertfordshire

SG12 0SG

home information pack



Property Address

*4 Downfield Cottages
Poles Lane
Thundridge*

*Ware
Hertfordshire
SG12 0SG*

*abodepack HIP
Contents*



- Page 3 - Home Information Pack Index
- Page 5 - Energy Performance Certificate
- Page 11 - Sale Statement
- Page 13 - Land Registry individual register
- Page 17 - Land Registry title plan
- Page 20 - Local land charges / Search Insurance
- Page 26 - Local enquiries
- Page 42 - Drainage and Water enquiries





Home Information Pack Index

Home Information Pack Index

This form has been completed by the seller(s) or with their authority; and	YES
to the best of the seller's knowledge, the answers are true and accurate.	YES
THE EPC HAS BEEN UPLOADED - YOU MAY NOW EXCHANGE CONTRACTS PROVIDED ALL OTHER LEGAL REQUIREMENTS ARE SATISFIED	Not applicable to this HIP = NA Included = date included Not Included = (due date) [Reason not included and steps being taken to include]
PART 1: GENERAL - REQUIRED DOCUMENTS	
Index	13/03/2008 - 15:15:49
Sale Statement	13/03/2008 - 15:16:00
Energy Performance Certificate	18/03/2008 - 11:13:46
Land Registry individual register	19/03/2008 - 08:40:45
Land Registry title plan	19/03/2008 - 08:40:45
Local land charges / Search Insurance	31/03/2008 - 16:57:08
Local Authority enquiries	31/03/2008 - 16:57:08
Water and drainage enquiries	27/03/2008 - 14:52:06
PART 2: COMMONHOLD - REQUIRED DOCUMENTS	
This is not a commonhold transaction, section not applicable	
PART 3: LEASEHOLD - REQUIRED DOCUMENTS	
This is not a leasehold transaction, section not applicable	
PART 4: AUTHORISED DOCUMENTS - THAT HAVE BEEN INCLUDED RELEVANT TO THIS PROPERTY ARE LISTED BELOW	
There are no additional documents, section not applicable	



Energy Performance Certificate

Energy Performance Certificate



4 Downfield Cottages,
Poles Lane,
Thundridge,
WARE, SG12 0SG

Dwelling type: Semi-detached house
Date of assessment: 17 March 2008
Date of certificate: 17 March 2008
Reference number: 0649-2853-6777-0698-4755
Total floor area: 148 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	59	66	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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 this 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	270 kWh/yr kWh/m ² per year	230 kWh/yr kWh/m ² per year
Carbon dioxide emissions	6.6 tonnes per year	5.7 tonnes per year
Lighting	£130 per year	£65 per year
Heating	£698 per year	£632 per year
Hot water	£132 per year	£115 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 products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to 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 Elmhurst Energy Systems, 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: EES/001337
Assessor's name: Daniel O'Connell
Company name/trading name: Vibrant Energy
Address: 206 The Foundry, 156 Blackfriars Road, London, SE1 8EN

Phone number: 01992 535599
Fax number: 0845 257 4139
E-mail address: d.oconnell@vibrantenergyuk.net
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 at www.elmhurstenergy.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.

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, 21°C 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 60°C.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.

Visit the Government's website at www.communities.gov.uk 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

4 Downfield Cottages,
Poles Lane,
Thundridge,
WARE, SG12 0SG

Date of certificate: 17 March 2008
Reference number: 0649-2853-6777-0698-4755

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, as built, no insulation (assumed) Cavity wall, as built, insulated (assumed)	Very poor Good	Very poor Good
Roof	Pitched, 100 mm loft insulation Flat, insulated (assumed) Pitched, insulated (assumed) Roof room(s), insulated (assumed)	Average Average Good Average	Average Average Good Average
Floor	Suspended, no insulation (assumed)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Boiler and radiators, mains gas	Good	Good
Main heating controls	Programmer, room thermostat and TRVs	Average	Average
Secondary heating	None	-	-
Hot water	From main system	Good	Good
Lighting	No low energy lighting	Very poor	Very poor
Current energy efficiency rating		D 59	
Current environmental impact (CO ₂) rating		E 54	

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 impact
1 Low energy lighting for all fixed outlets	£51	D 62	D 55
Sub-Total	£51		
Higher cost measures (over £500)			
2 Replace boiler with Band A condensing boiler	£97	D 66	D 60
Total	£148		
Potential energy efficiency rating		D 66	
Potential environmental impact (CO₂) rating			D 60

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.

3 Solar water heating	£24	D 67	D 62
4 50 mm internal or external wall insulation	£106	C 72	D 68
5 Solar photovoltaics panels, 25% of roof area	£70	C 76	C 71
Enhanced energy efficiency rating		C 76	
Enhanced environmental impact (CO₂) rating			C 71

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 energy ratings

Lower cost measures (typically up to £500 each)

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

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 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^{1}, 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.

3 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This will significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. The Solar Trade Association has up-to-date information on local installers and any grant that may be available.

4 Internal or external wall insulation

Solid wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is relatively expensive it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating and can be installed by a competent DIY enthusiast. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. The External Wall Insulation Association keeps a register of professional installers. It should be noted that planning permission might be required.

5 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 British Photovoltaic 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^{1}, and can therefore self-certify the work for Building Regulation compliance. Ask a suitably qualified electrician to explain the options.

^{1} 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.



Sale Statement

Sale Statement

Vendor and property Details	
Reference:	10000618
Address	4 Downfield Cottages Poles Lane Thundridge Ware Hertfordshire SG12 0SG
ALL the Vendors Name/s are:	Jonathan Hunt
Vendors telephone number is:	07766758094
Vendors email address is:	jonathan@dreampad.co.uk
The tenure of the property is:	freehold
The property status at HMLR is:	registered
The property is a property which is being sold entirely with vacant possession	



Land Registry individual 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 HD130609

Edition date 20.09.2007

- This official copy shows the entries on the register of title on 14 Mar 2008 at 12:56:48.
- 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 14 Mar 2008.
- 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 Stevenage Office.

A: Property Register

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

HERTFORDSHIRE : EAST HERTFORDSHIRE

- 1 (25.06.1980) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 4 Downfield Cottages, Poles Lane, Ware (SG12 0SG).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance of the land in this title dated 7 October 1977 made between (1) Hugh Baird Hodge and Irene Hodge (2) John Douglas Waters and (3) Kenneth Rooney.
NOTE: Original filed.
- 3 The Conveyance dated 7 October 1977 referred to above contains an agreement and declaration as to any easement or right of light or air party walls and matters used in common.

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 (17.10.2002) PROPRIETOR: JONATHAN DAVID HUNT and AMANDA JANE HUNT of 4 Downfield Cottages, Poles Lane, Ware, Herts SG12 0SG.
- 2 (17.10.2002) The price stated to have been paid on 27 August 2002 was £485,000.
- 3 (17.10.2002) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (17.10.2002) RESTRICTION: Except under an order of the registrar no

Title number HD130609

B: Proprietorship Register continued

disposition by the proprietor of the land is to be registered without the consent of the proprietor of the Charge dated 27 August 2002 in favour of Bank of Scotland PLC referred to in the Charges Register.

- 5 (03.03.2005) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

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 18 July 1977 made between (1) St. Albans Sand & Gravel Company Limited (Vendor) and (2) Hugh Baird Hodge and Irene Hodge contains the following covenants:-

For the benefit and protection of the Vendor's retained land and each and every part thereof and so as to bind so far as may be the property hereby conveyed into whosoever hands the same may come the Purchasers hereby jointly and severally covenant with the Vendor that the Purchasers and those deriving title under them

(i) will not use or cause or permit the property hereby conveyed or any part thereof to be used for any of the following purposes namely:

the manufacture distribution or sale of ready mixed concrete the processing distribution or sale of sand and gravel stone or other aggregate

the deposit or reception of household refuse or industrial waste

a builders' merchants depot

(ii) will not object to any proposal or planning application made by or on behalf of the Vendor or its successors in title for any mineral workings tipping or other development or change of use of or upon the Vendor's retained land.

- 2 The land is subject to the following rights reserved by the Conveyance dated 18 July 1977 referred to above:-

EXCEPT AND RESERVING unto the Vendor the following rights namely

The right for the Vendor to carry out upon the Vendor's retained land mineral excavations tipping or any other form of development or construction notwithstanding that the access of light and air or the enjoyment or amenity of the property hereby conveyed may thereby be interfered with.

- 3 (17.10.2002) REGISTERED CHARGE dated 27 August 2002 to secure the moneys including the further advances therein mentioned.

- 4 (20.09.2007) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Residential Mortgages, Ettrick House, 37 South Gyle Crescent, Edinburgh EH12 9DS.

End of register



Land Registry title plan

These are the notes referred to on the following official copy

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

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

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

This official copy is issued on 14 March 2008 shows the state of this title plan on 14 March 2008 at 12:55:12. 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, Stevenage Office .

© Crown copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



H.M. LAND REGISTRY

TITLE NUMBER

HD 130609

ORDNANCE SURVEY
PLAN REFERENCE

TL3416

Scale
1/1250 (Enlarged from
2/500)

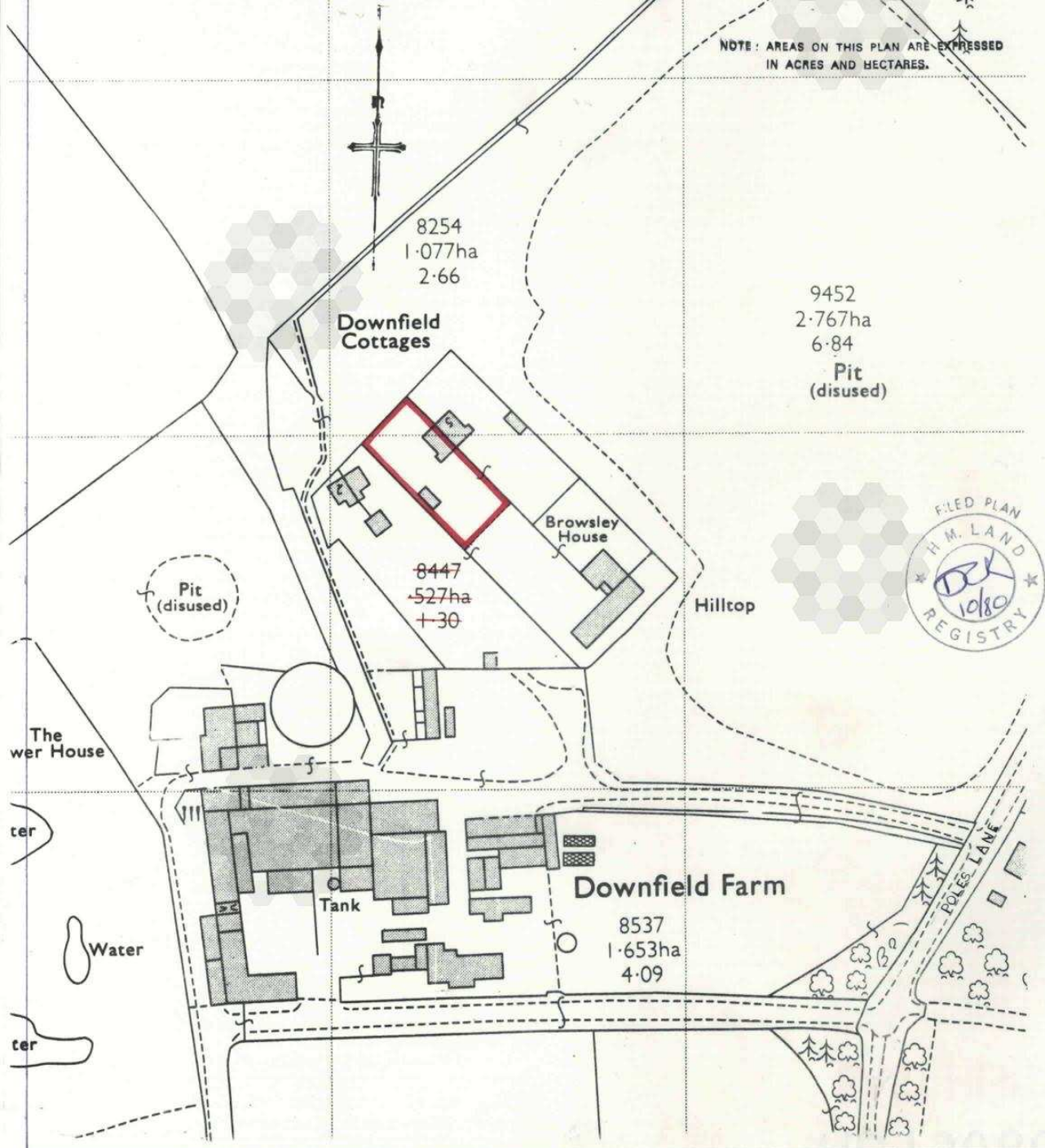
COUNTY HERTFORDSHIRE

DISTRICT EAST HERTFORDSHIRE

© Crown copyright

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.

NOTE: AREAS ON THIS PLAN ARE EXPRESSED IN ACRES AND HECTARES.



This official copy is incomplete without the preceding notes page.



Local land charges / Search Insurance

Residential Personal Search Insurance Certificate

Schedule

Policy Number	HCSW200788/1465
Search Provider (IPSA Member)	WSA Limited , Unit 7a, Whitemoor Business Park, Cliffe Common, Selby YO8 6EG
Search Reference	PS81278
Date of Search (Inception Date)	31/03/08
Property (address)	4 Downfield Cottages, Poles Lane, Thundridge
Postcode	SG12 0SG
Limit of Indemnity	The Market Value as at the Inception Date together with any costs incurred with Our written consent subject to a maximum of £2,000,000 unless agreed in writing by Us prior to the Inception Date .

Signed for and on behalf of the Insurer.

R. Partington



Insurer

underwritten by Syndicate 382 at Lloyd's
Authorised and regulated by the Financial Services Authority.

HARDY
CONVEYANCING INSURANCES

Residential Personal Search Insurance Certificate

This Certificate attaches to and provides cover, subject to the terms and conditions detailed below in respect of the attached **Search**.

Definitions

Where a word is defined below it shall carry the same meaning wherever it appears in bold text in this Policy.

You/Your	The person insured by this Policy. You may be any person or persons set out in Schedule 7, Part 2, Paragraph 6(a) (i) to (iii) of The Home Information Pack Regulations 2007 (SI 2007 No. 992), namely: <ul style="list-style-type: none">• the seller of the Property Interest and/or;• a potential or actual buyer of the Property Interest including any subsequent buyer of the Property within 12 months of the Inception Date and/or;• a mortgage lender in respect of the Property Interest.
We/Us/Our	Hardy Conveyancing Insurances underwritten by Syndicate 382 at Lloyd's. Authorised and regulated by the Financial Services Authority.
Search Provider	WSA Limited
Adverse Entry	Any entry or matter: <ol style="list-style-type: none">1. which was in existence on the Inception Date and which was registered against the Property or any adjoining property and would have been disclosed by an Official Search or which should have been registered against the Property or any adjoining property on or before the Inception Date but which was not disclosed by the Search. (For the avoidance of doubt such entry or matter could be the subject of an Unavailable Search Result).2. which was registered against the Property or any adjoining property and disclosed by the Search but which should not have been disclosed due to such entry not forming part of the registers of the Relevant Authority at the Inception Date or which should not have formed part of the registers of the Relevant Authority at the date of the Search due to the matter to which the entry relates either no longer subsisting or never having affected the Property.
Comparable Report	Either a Search or any other report carried out by any provider in relation to the same enquiries raised in the Search .
Inception Date	The date of the Search as stated in the Schedule.
Indemnity Period	From the Inception Date until the date of a subsequently obtained Comparable Report .
Insured Use	The continued use of the Property for residential purposes.
Limit of Indemnity	The Market Value as at the Inception Date together with any costs incurred with Our written consent subject to a maximum of £2,000,000 unless agreed in writing by the Us prior to the Inception Date .
Loss	Any financial loss that You suffer or sustain solely and directly due to Your reliance on the Search subject to the terms, conditions and exclusions details in this Policy.
Market Value	The market value of the Property Interest determined by a surveyor acting as sole arbitrator who shall be appointed by agreement between You and the Insurer or in the absence of agreement by the President or next most senior available officer of the Royal Institution of Chartered Surveyors who will have the power (with the right to take such further advice as may reasonably be required) to determine and appoint the appropriate person or to arrange such person's appointment.
Unavailable Search Result	Where an answer to a specific enquiring raised in the Search is not provided in the Search due solely and directly to the circumstances set out in Schedule 7, Part 1, Paragraph 3 of The Home Information Pack Regulations 2007 (SI 2007 No. 992) applying on the Inception Date .
Official Search	A search carried out against the Property in forms LLC1 and Form Con 29 Part 1 or 2 Standard Enquiries of Local Authority (2002 Edition) (or any official form(s) that supersede or replace such form(s)) carried out by the Relevant Authority .
Property	Any residential dwelling situated in England or Wales, the address of which is stated in the Schedule.
Property Interest	The interest in the Property that is being sold and for the purposes of which the Search was obtained at the Inception Date .
Relevant Authority	The statutory authority or authorities responsible for maintaining the registers forming the subject matter of the Search .
Search	The search carried out against the Property by the Search Provider in substitution of an Official Search and to which this Policy is attached.

Mortgage Lender's Non-Invalidation Protection Clause

Any act, omission or misrepresentation by any party shall not affect or invalidate any claim made by a mortgage lender under this Policy unless such party acted on such mortgage lender's behalf or with their knowledge or consent.

Cover

In consideration of the Premium, **We** will indemnify **You** during the **Indemnity Period** against **Loss** which **You** may sustain solely and directly as a result of any **Adverse Entry**.

Exclusions

1. **We** are not responsible for any loss that **You** suffer:
 - (i) if at the **Inception Date** or subsequently the **Property** is used otherwise than in accordance with the **Insured Use**;
 - (ii) if the **Property** is not in England or Wales.

HARDY
CONVEYANCING INSURANCES

2. **We** are not responsible for any loss that **You** suffer in respect of any **Adverse Entry**:
 - (i) disclosed in the **Search**;
 - (ii) which **You** were aware of or had knowledge or information of any matter fact or circumstance (other than notice of knowledge imputed to **You** by statute) at the **Inception Date**;
 - (iii) which first arose after the **Inception Date**;
 - (iv) which would not have been revealed in relation to any question or enquiry contained in the **Search**;
 - (v) which you became aware of after you chose not to purchase the **Property** (if **You** chose not to purchase the **Property**).
3. **We** are not responsible for any costs that **You** incur after you become aware of an **Adverse Entry** unless **We** have agreed to them in writing before **You** incur them or unless **You** were contractually bound in respect of those costs before you became aware of the **Adverse Entry**.
4. **We** are not responsible for any loss that **You** suffer relating to clean-up costs, fines or financial penalties which arise directly or indirectly from any form of contamination or pollution of the **Property** or any part thereof howsoever arising.
5. **We** are not responsible for any loss that **You** suffer which arises from a consequential loss of whatever nature which shall be deemed to include any interest levied by a mortgage lender directly arising out of any penalty clause in any legal charge, form of security or mortgage deed in relation to the **Property**.

Conditions

1. This Policy shall be governed by and construed in accordance with the laws of England and Wales.
2. **We** will not pay more than the **Limit of Indemnity** in total in relation to any reduction in **Market Value** of **Your** interest in the **Property** together with costs and expenses covered by this Policy. **You** cannot claim the benefit of more than one Policy in relation to the **Property**.
3. If **You** receive information about any claim or **Loss** or any circumstance for which **We** may be responsible under this Policy, **You** must contact **Us** as soon as possible with full details, including a copy of the original **Search**, this Policy, and the document that reveals an **Adverse Entry**.
4. **You** must not make any offer, promise or payment or incur any costs or expenses unless **We** have agreed to this in writing.
5. **You** agree to do and permit to be done all things reasonably practicable to minimise **Loss** under this Policy as **We** may reasonably be require. **We** will be responsible for any expenses incurred in connection with this condition.
6. In the event of any claim or **Loss** or any circumstance for which **We** may have a liability under this Policy **We** shall have full discretion in the conduct of any claim. **We** may at **Our** discretion and at any time:
 - (i) pursue or defend any action at law or otherwise or make an application to a court of competent jurisdiction in **Your** name of and on **Your** behalf;
 - (ii) pay **You** an amount up to the **Limit of Indemnity** or any lesser amount for which a claim can be settled;
 - (iii) make a settlement out of court in **Your** name or on **Your** behalf;
 - (iv) pay or otherwise settle with **You** the amount of **Loss** provided for under this Policy.
7. **We** may at **Our** discretion and at **Our** own cost make settlement with parties other than **You** and may take any other action which **We** consider necessary to prevent or minimise **Our** loss whether or not **We** are liable under the terms of this Policy and by so doing **We** will not be taken to have conceded any liability or waived any of the terms or conditions contained herein.
8. If there is a claim under this Policy, **We** have the right to instruct a surveyor to assess the **Market Value** of the **Property**.
9. If any difference arises as to the amount to be paid under this Policy (liability being otherwise admitted) such difference shall be referred to an arbitrator to be appointed by the parties in accordance with the relevant statutory provisions in force at the time. Where referral to arbitration is made under this Condition, the making of an award shall be a condition precedent to any right of action against the Insurer.
10. **We** shall not be liable for any loss which is recoverable under a household buildings insurance policy or any other policy.
11. If **You** deliberately make a false claim, **We** will cancel **Your** interest in this Policy and will not make any payment for such claim.
12. **We** shall have no further liability to **You** under this Policy:
 - (i) if **We** settle a claim with **You** under this Policy,
 - (ii) once the **Indemnity Period** comes to an end provided that the subsequently obtained **Comparable Report** does not contain an **Adverse Entry**, or
 - (iii) once the **Limit of Indemnity** has been exhausted.
13. **You** cannot transfer the benefits of this Policy to anyone else. However, if **You** die during the **Indemnity Period**, **We** agree that the benefits will pass to your estate and beneficiaries.

Making a Claim

Please write with details of any circumstances likely to give rise to a claim under this Policy to Hardy Conveyancing Insurances with a copy of this Policy and the Personal Search to which it attaches. Please be aware of the Conditions of this Policy, particularly Conditions 4 and 5.

Complaints Procedure

We aim to provide an excellent service. If **You** have any cause for complaint you should, in the first instance, contact: Hardy Conveyancing Insurances, 4th Floor, 40 Lime Street, London EC3M 7AW Tel: 020 7105 3342 Fax: 020 7283. Please quote the details of the Policy (Property address, Personal Search Reference, Policy Number etc).

If **You** are still not satisfied with the way a complaint has been dealt with **You** may ask the Complaints Department at Lloyd's to review your case without prejudice to your rights in law at: Complaints Department, Lloyd's, One Lime Street, London EC3M 7HA. Please quote **Your** Policy Number in all cases.

You may also have a right to referral to the Financial Ombudsman Service who can be contacted on 0845 080 1800 or emailed at complaint.info@financial-ombudsman.org.uk

Financial Service Compensation Scheme (FSCS)

We are covered by the FSCS. If the Insurer is unable to meet its obligations under this Policy the Insured may be entitled to compensation. **You** may contact the FSCS on 020 7892 7300 for further details.

How we will use your data

Hardy Conveyancing Insurances holds data in accordance with the Data Protection Act 1998. It may be necessary for **Us** to pass data to other organisations that supply products and services associated with this contract of insurance. In order to verify information and to prevent and detect fraud, **We** may share information **You** give **Us** with other organisations and public bodies, who access and update various databases, including those held by the Police. If **You** give **Us** false or inaccurate information and **We** suspect fraud, **We** will record this and the information will be available to other organisations that have access to the database(s). **We** can supply details of the databases **We** access or contribute to, on request.

HARDY
CONVEYANCING INSURANCES

Policy Summary - Search Insurance

Insurer: Hardy Conveyancing Insurances Syndicate 382 at Lloyd's Authorised and regulated by the Financial Services Authority.

This is a summary of the cover provided under a Residential Personal Search Insurance Policy. It does not contain the full terms and conditions and does not form part of the Policy. You should read the Policy to ensure that you are fully aware of the terms and conditions of the cover provided. A specimen policy wording is available upon request from your adviser.

Type of insurance and cover

The Policy provides cover where a personal search has been provided to you.

The duration of the Policy for purchasers is in perpetuity and for lenders is for the term mortgage, or just the lenders for the term of the mortgage in the case of remortgage. The Policy is assignable to successor purchasers during a period 12 months from the date of the search.

Significant features and benefits

(See the Policy document for full details of the significant features and benefits)

The Policy provides cover against loss sustained by the Insured should the property be adversely affected by any matter(s) which would have been revealed by an official search had one been carried out on the inception date of the Policy or where the results of the personal search disclosed entries which would not have been disclosed by an official search had one been carried out on the inception date of the Policy..

Losses covered

(See the Policy document for full details of the losses covered)

1. Loss sustained by:
 - i. the seller
 - ii. a potential or actual buyer, or
 - iii. the mortgagee in connection with the mortgage, in respect of :
 - i. liability for any financial charge registered against the property, or
 - ii. the difference in the market value of the property calculated:
 - a) on the assumption that there are no matters recorded on the relevant register adversely affecting the market value, and
 - b) to the extent that any matter(s) recorded on the relevant registers adversely affect the market value of the property,

Such difference in market value to be calculated at the date the Insured was first notified of the matter(s).
2. With prior written consent of the Insurer:
 - i. the cost of any settlement made out of court;
 - ii. costs and expenses incurred by the Insured Insurer in taking or defending any action at law or otherwise;
 - iii. all other costs and expenses incurred.

Significant and unusual exclusions or conditions

(See the Policy document for full details of exclusions and conditions)

1. The Policy does not provide cover in respect of:
 - i. any claim which is induced either wholly or partly by, or through, any wilful act or neglect of the Insured;
 - ii. loss arising out of any matter(s) that:
 - a. were revealed by a previous search result obtained by the Insured or provided to the Insured by a previous owner of the property;
 - b. the Insured was aware of at the inception date of the Policy;
 - c. would not have been revealed in relation to any question or enquiry in the search
 - d. have been entered onto the relevant registers after the inception date of the Policy;
 - iii. loss which is recoverable under any buildings insurance policy covering the property;
 - iv. loss arising from the identification or registration of any land as contaminated land pursuant to the Environmental Protection Act 1990.
2. The Insured will not be liable if the Insured, without prior written consent of the Insurer:
 - i. discloses the existence of the Policy to any third party who is not a bona fide prospective purchaser their mortgagee and/or legal advisor;
 - ii. admits liability or takes steps to settle a claim.

Cancellation Rights

You may cancel this Policy by returning the Policy document within 14 days of the Inception Date. If you do have any reason to cancel this Policy, please contact the Accounts Department at CLS Limited at Suite 39, 40 Churchill Square, Kings Hill, West Malling, Kent, ME19 4YU. Email: accounts@cls.co.uk. Tel: 0870 013 0872, Fax: 0870 013 0190. We will fully refund any premium paid and cancel the Policy from the Inception Date. If you cancel this Policy, you may be in breach of the terms of your mortgage or the terms of the sale of the Property.

HARDY
CONVEYANCING INSURANCES

Making a Claim

Details of any circumstances likely to give rise to a claim under the Policy must be sent to Hardy Conveyancing Insurances, 4th Floor, 40 Lime Street, London EC3M 7AW with a copy of the Policy document. Please be aware of Conditions 1, 6 and 8 of the Policy.

Complaints Procedure

We aim to provide an excellent service. If there is any cause for complaint, initially contact Hardy Conveyancing Insurances, 4th Floor, 40 Lime Street, London EC3M 7AW quoting the details of the Policy (policy number, property address etc.)

There may be a right of referral to the Financial Ombudsman Service who can be contacted on 0845 080 1800 or emailed at complaint.info@financial-ombudsman.org.uk

Financial Services Compensation Scheme (FSCS)

The Insurer is covered by the FSCS. If the Insurer is unable to meet its obligations under the Policy the Insured may be entitled to compensation. You may need to contact the FSCS on 020 7892 7300 for further details.



Local enquiries



Unlocking Property Information
www.personalsearch.co.uk

Personal Search Report

For the attention of: Abode
Company Name: Abode Conveyancing
Your Reference: HIP10000618
Our Reference: PS81278
Property Address: 4 Downfield Cottages Poles Lane Thundridge
Search Prepared and Conducted By: Mr A Whitby
Date: 31ST March 2008



WSA Limited

Registered Office: Unit 7a • Whitemoor Business Park • Cliffe Common • Selby • YO8 6EG
Tel: 01757 288833 • Fax: 01757 282388

DX: 27409 Selby

E-Mail: mail@personalsearch.co.uk

Company Reg. No. 4668014

Registered in England and Wales



1. Planning and Building Regulations
 Planning and Building Regulation Decisions
 and Pending Applications

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

- | | | |
|---------|--|--|
| 1.(a) | a planning permission | Please refer to Part III of the Local Land Charges Register or the Planning Register as applicable |
| 1.1(b) | a listed building consent | Please refer to Part III of the Local Land Charges Register or the Planning Register as applicable |
| 1.1(c) | a conservation area consent | Please refer to Part III of the Local Land Charges Register or the Planning Register as applicable |
| 1.1(d) | a certificate of lawfulness or existing use or development | Please refer to Part III of the Local Land Charges Register or the Planning Register as applicable |
| 1.1(e) | a certificate of lawfulness or proposed use of development | Please refer to Part III of the Local Land Charges Register or the Planning Register as applicable |
| 1.1 (f) | building regulation approval | Until such time as the council provide details of or allow access to its records, we are unable to answer this enquiry. This enquiry is therefore covered by insurance |
| 1.1(g) | a building regulation completion Certificate | Until such time as the council provide details of or allow access to its records, we are unable to answer this enquiry. This enquiry is therefore covered by insurance |
| 1.1(h) | Certificate of compliance of a replacement Window, roof light, roof window or glazed door | Until such time as the council provide details of or allow access to its records, we are unable to answer this enquiry. This enquiry is therefore covered by insurance |
| | How can copies of any of the above be obtained | By written application to Building Control Department / Planning Department |
| 1.2 | Planning Designations and Proposals
What designations of land use for the Property or the area, and what specific Proposals for the property are contained In any existing proposed development plan | Please see additional information |

2 Roads

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

- | | | |
|-------|---|------------------------------|
| 2(a) | highways maintainable at public expense | Poles Lane is adopted |
| 2(b) | Subject to adoption and supported by a Bond or bond waiver | N/A |
| 2 (c) | to be made up by a local authority who will Reclaim the cost from the frontages: or | N/A |
| 2(d) | to be adopted by a local authority without Reclaiming the cost from the frontages | N/A |

3.1	Is the property included in land required for public purposes?	No
3.2	Land to be acquired for Road Works Is the property included in land to be acquired for road works?	No
3.3	Drainage agreements and Consents Do either of the following exist in relation to the property	
3.3(a)	An agreement to drain buildings in combination into an existing sewer by means of private sewer or:	There are no entries in the Registers
3.3(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?	There are no entries in the Registers
3.4	Nearby Road Schemes Is the property (or will it be) within 200m of any of the following:	
3.4(a)	the centre line of a new trunk road or special Road specified in an order, draft order or Scheme	None
3.4(b)	the centre line of a proposed alterations or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway	None
3.4(c)	the outer limits of construction works for a Proposed alteration or improvement to an Existing road, involving (i) construction of a Roundabout (other than a mini roundabout) Or (ii) widening by construction of one or More additional traffic lanes	None
3.4(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
3.4(e)	the centre line of the proposed route to a new road under proposals published for public consultation or	None

3.4(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 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 200m of the centre line of a proposed railway tramway, light railway or monorail?	None
3.6	Traffic Scheme Has the local authority approved but not yet Implemented any of the following for the roads Footways and footpaths (named in Box B) which abut the boundaries of the property	
3.6(a)	Permanent stopping up or diversion	None shown as per the Councils Development Plans
3.6(b)	waiting or loading restrictions	None shown as per the Councils Development Plans
3.6 (c)	one way driving	None shown as per the Councils Development Plans
3.6(d)	prohibition of driving	None shown as per the Councils Development Plans
3.6(e)	pedestrianisation	None shown as per the Councils Development Plans
3.6(f)	vehicle width or high restriction	None shown as per the Councils Development Plans
3.6(g)	traffic calming works including road humps	None shown as per the Councils Development Plans
3.6(h)	residents parking controls	None shown as per the Councils Development Plans
3.6(i)	minor road widening or improvement	None shown as per the Councils Development Plans
3.6(j)	pedestrian crossing	None shown as per the Councils Development Plans
3.6(k)	cycle tracks	None shown as per the Councils Development Plans
3.6(l)	bridge construction	None shown as per the Councils Development Plans

3.7 Outstanding Notices

Do any statutory notice 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:

Until such time as the Council provide details of or allow access to its records, we are unable to answer this enquiry. This enquiry is therefore covered by insurance

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

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

Until such time as the Council provide details or allow access to its records, we are unable to answer this enquiry. The enquiry is therefore covered by insurance

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:

- | | |
|--|---------------------------------------|
| 3.9(a) an enforcement notice | There are no entries in the Registers |
| 3.9 (b) a stop notice | There are no entries in the Registers |
| 3.9(c) a listed building enforcement notice | There are no entries in the Registers |
| 3.9(d) a breach of condition notice | There are no entries in the Registers |
| 3.9(e) a planning contravention notice | There are no entries in the Registers |
| 3.9(f) another notice relating to breach of planning control | There are no entries in the Registers |
| 3.9(g) a listed building repairs notice | There are no entries in the Registers |
| 3.9(h) in the case of a listed building Deliberately allowed to fall into Disrepair, a compulsory purchase Order with a direction for minimum Compensation | There are no entries in the Registers |
| 3.9(i) a building preservation notice | There are no entries in the Registers |
| 3.9(j) a direction restricting permitted development | There are no entries in the Registers |
| 3.9(k) an order revoking or modifying planning permission | There are no entries in the Registers |
| 3.9(l) an order requiring discontinuance of use or Alteration or removal of building or works | There are no entries in the Registers |

3.9(m)	a tree preservation order	Please refer to Part III or the Local Land Charges Register
3.9(n)	proceedings to enforce a planning Agreement or planning contribution	There are no entries in the Register
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	No
(b)	an unimplemented resolution to designate the area a Conservation Area	No
3.11	Compulsory Purchases Has any enforceable order or decision been made to compulsorily purchase or acquire the property	No
3.12	Contaminated Land Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contamination land because it is such a condition that harm or pollution of controlled waters might be caused on the property	
3.12(a)	a contaminated land notice	None. The register maintained under S78(1) of the Environmental Protection Act 1990 is currently being compiled
3.12(b)	in relation to a register maintained under Section 78R of the Environmental Protection Act 1990 (i) a decision to make an enquiry, or (ii) an entry; or	
3.12(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	Please see Q3.12(a)
3.13	Radon Gas Do records indicate that the property is in a Radon Affected Area as identified by the Health Protection Agency	No less 1% of properties are above action levels

Planning Register

Application No 3/0988/87FP

Conversion of farm to golf course conversion of existing barns to 5 dwellings with garages at Downfield farm
Approved 11/9/87 with conditions.

Application No 3/334/78

Installation of joint septic tank to serve two dwellings at 4 and 5 Downfield Cottages
Approved 26/6/78 with conditions.

Application No 3/1036/77

Two storey side extension at 4 and 5 Down field Cottages
Approved 24/10/77 with conditions.

Application No 3/2017-86FP

Double garage
Approved 2/2/87 with conditions.

Application No 3/00/0907/FP

Single storey rear extension
Approved 7/7/00 with conditions.

Additional Information

Local Plan Policies
District's Adopted

Green Belt

Reference Source Information

Save for information provided verbally by a member of the Council, all the information in this report has been obtained by inspection of the Local Land Charges Register, the Planning Register, the Local or Unitary Development Plans, the Register of Adopted Highways, the Councils Transport and Policies Programme, the Local and or County Councils Websites. If you wish to obtain copies of any documents you should submit a written application to the Council office located at:

East Hertfordshire District Council
Council Offices
The Causeway
Bishop's Stortford
CM23 2EN

Address of Search Company

WSA Ltd
Unit 7 Whitemoor Business Park
Cliffe Common
Selby
YO8 6EG

Declaration

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

Search prepared and approved by Colin Whitby

Complaints Procedure

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

1. The complaint will be acknowledged within 5 working days of receipt
2. We will normally deal with complaints within 4 weeks of receipt
3. We will keep you informed by letter, telephone or email, as you prefer, if we need more time
4. We will provide a "final response" in writing within 8 weeks
5. We will liaise, at your request, with anyone acting on your behalf

Unavailable Responses to Enquiries

Please note that we are not provided with or allowed access to the records held by the Building Control or Environmental Health Departments and until such time as we are permitted to do so, replies to their enquiries are covered by the attached insurance policy

Please note: If additional search insurance has been applied to this search, details will be attached as a separate pdf document to this search report

PCCB – Search Code

Consumer Information

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, your search organisation is confirming that they keep to the principles of the Search Code. This provides important protection for you.

The Code's main commitments

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

- Provide search reports which include the most up to date available information when compiled
- 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 £5,000 to you if you suffer as a result of your search organisation failing to keep the Code.

Contact Details

The Property Codes Compliance Board: Please contact;
Telephone 020 7917 1817
Email: info@propertycodes.org.uk

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

We", "us" and "our" are references to. **WSA LTD**

You" and "your" are references to the individual

Services (Services" means the supply of services by us to you (excluding any third party services) Any Services we provide will be on these Conditions, as may vary from time to time, to the exclusion of all other terms and conditions

"Consumer" means a consumer defined in the Consumer Protection (Distance Selling) Regulations 2000

"Information" means any information supplied by you to us in connection with the provision of the Services including any information provided by you on any order forms.

"Literature" means our Packs, price lists and advertisements in any type including media and content of the Website.

Ordering service

All order must be in writing via fax, email, post, DX or on the website www.personalsearch.co.uk . We will not except verbal orders

Price

The price payable for each of the Services and the third party services is the price in pounds sterling as set out in the Literature or the agreed price in writing of verbally If the price payable is exclusive of VAT this shall be clearly indicated in our Literature and you will be additionally liable for the same

(and/or for any other applicable taxes).The price set out in the Literature is inclusive of delivery charges.We reserve the right at any time without notice to increase our prices

Payment

If you are a professional client payment is due from you within 30 days of the date of our invoice; unless agreed differently in writing. interest at the rate of 2% per month on the invoice value, on any overdue payments we reserve the right to charge: for our reasonable costs and expenses incurred as a result of late payments;

If you are a Consumer payment is due from you on submission of your order and in advance of our Services; If we do not received payment in advance the service will not be provide until we do.

If you are a professional client the method of payment, shall depend on what has been agreed with WSA LTD.

If you are a Consumer the method of payment, shall depend on what has been agreed with WSA LTD in advance.

Changes to Services

We reserve the right to make any changes to the Services described in our Literature to conform with any applicable statutory requirements or which we deem appropriate in our sole discretion.

Cancellation

Any oral cancellation of an order or the Services must be confirmed in writing; and you shall remain liable for any expenses or disbursements we may have incurred prior to your notice of cancellation.

Breach of Conditions

If we suspect that you are or may be in breach of these Conditions or if we become aware of any allegation or claim that you may be in breach of these Conditions, we may in our sole discretion, without notice to you or liability, penalty or obligation on our part, suspend, interrupt or terminate the performance of the Services.

Our Rights

We reserve the right without notice or liability to you, to: take any action we deem appropriate relating to the Services; or to defer the date of performance or to cancel the provision of the Services.

if we are prevented from or delayed in the carrying on of our business due to circumstances beyond our reasonable control including, without limitation, governmental actions, emergency, acts of terrorism, protests, riot, war or national civil commotion, explosion, fire, acts of God, flood' epidemic, lock-outs, strikes or other labour disputes (whether or not relating to either party's workforce). Provided that, if the event in question continues for a continuous period in excess of [40] days, you shall be entitled to give notice in writing to us to terminate the agreement; or accept instructions and orders only where you are the principal, and are liable

directly to us for payment of our account.

Your Obligations

You agree: to instruct us as a principal, and that you will be liable directly to us for payment of our account; that you have all the necessary permissions and consents to enable us to use the information for the provision of the Services; that we will not be infringing the rights of any third party connected to the information and that the Services are provided at your direction and all content for the Information is provided by you; and that we will not be breaching any confidentiality or contractual obligations in supplying the services to you.

Warranties and Limitation of Liability

We do not guarantee or warrant:

that use of the Website or any website linked to or from the Website will be free from obstructions or error free; or any website linked to or from the Website are free of viruses or other harmful components. Also results that may be obtained from the use of the Website or any website linked to or from the Website or the services of third party service providers but assign to you any warranties given by the third party provider. All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded, including where permitted any implied warranties of fitness for a particular purpose.

We shall not be liable for:

any consequential or indirect loss including, but not by way of limitation, loss of profit or loss of contract; loss of good-will, reputation or otherwise, which arise out of or in connection with the Services, or the agreement; the services of any third party service providers; or any inaccuracy, omission or other error in any part or parts of a search or report which arises from any inaccuracies omissions or errors on a public register. In addition to the foregoing, we shall not be liable for any damage or loss whatsoever caused: by any virus, including damage to your software, data or computer equipment, or any other property resulting from your access to, use of or browsing of the Website; as a result of downloading any material, data, text, images, video or audio from the Website; by the contents of or your access to, any website linked to the Website; by inaccuracies or typographical errors of information in the instruction. In any event our total liability to you in contract or in tort shall not exceed £5,000,000 in respect of any single claim, event, or series of related claims or events. Nothing in these Conditions excludes or limits our liability for personal injury or death caused by our negligence, or for fraud. Any services other than our Services, which are advertised in the Literature are for information only, and we are not responsible for any such services which you may use as a result of our recommendation or otherwise. Any such third party services may be subject to the terms and conditions of the relevant third party service provider.

Indemnity

You agree to indemnify us and keep us indemnified from and hold us on demand and harmless from and against all costs, claims, demands, actions, proceedings, liabilities, expenses, damages or losses (including, without limitation, consequential losses and loss of profit, and all interest, penalties and legal and other professional costs and expenses) arising out of or in connection with: any breach by you of your obligations or these Conditions; or any claim by a third party that the Services infringe any rights of a third party or any applicable UK or international legislation or regulations.

you agree to pay all costs, damages, awards, fees and

judgements finally awarded against us arising from such claims and you will provide us with notice of all claims or allegations, full authority to defend, compromise or settle such claims and reasonable assistance necessary to defend such claims at your sole expense

Intellectual Property Rights

You acknowledge and agree that any and all copyright connected with the design and development of our Website and the contributory software written by us, or our suppliers belong to or are licensed to us.

All trademarks, trade names and domain names which appear in the Literature belong to us, or to the relevant third party suppliers.

Reliance by Third Parties

Our Services and any third party services are provided solely for your use, or the use of your clients on whose behalf you have commissioned the services, or where appropriate your clients mortgagee and shall not be used or relied upon by any other third party, without our

written consent.

Confidentiality

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

Complaints

Should be in writing to the:

**WSA LTD F.A.O The Directors
Unit 7a Whitemoor Bussiness Park
Cliffe Common
Selby
YO8 6EG**

General

You shall not be entitled to assign the agreement or any part of it without our prior written consent. We may assign the agreement or any part of it to any person, firm or company. The parties to these Conditions do not intend that any term of these Conditions shall be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person that is not a party to these Conditions.

Failure or delay by us in enforcing or partially enforcing any provision of the agreement will not be construed as a waiver of any of our rights under the agreement. Any waiver by us of any breach of, or any default under, any provision of the agreement by you will not be deemed a waiver of any subsequent breach or default and will in no way affect the other terms of the agreement. If any provision or part of a provision is held to be invalid or unenforceable by any court or other body of competent jurisdiction, that provision or part of that provision shall be deemed severable and the other provisions or the remainder of the relevant provision will continue in full force and effect.

Your order form(s) and these Conditions constitute the entire agreement and understanding of the parties and supersede any previous agreement between the parties. No oral explanation nor oral information given by any party shall alter the interpretation of these Conditions. You have not relied upon our representations save insofar as the same have been expressly

incorporated in these Conditions and you agree that you shall have no remedy in respect of any misrepresentation (other than fraudulent misrepresentation) which has not become a term of these Conditions.

The Agreement shall be governed by and construed in accordance with English law and shall be subject to the non-exclusive jurisdiction of the English Courts.

WSA LTD Whitemoor Business Park Cliffe Common Selby Y



Drainage and Water enquiries

Residential

CON29DW Drainage & Water Search



Aimee Pilmoor

WSA Limited
27409 Selby

Search address supplied 4
Downfield Cottages
Poles Lane
Thundridge
Ware
Hertfordshire
SG120SG

Your reference 81278
Our reference DWS/DWS Standard/2008_1085985

Received date **18 March 2008**
Search date **27 March 2008**

Responses as required by the Home Information Pack Regulations (No2) 2007.

For any queries relating to this report please contact our Customer Support Team on 0118 925 1504 quoting our Reference.

[Thames Water Utilities Ltd](#)

Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

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

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

CON29DW
DRAINAGE AND WATER ENQUIRY

Residential

CON29DW Drainage & Water Search



Search address supplied: 4, Downfield Cottages, Poles Lane, Thundridge, Ware, Hertfordshire, SG120SG

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

This CON29DW Drainage and Water Search complies with the requirements of Statutory Instrument 2007 No 1667 Schedules 6 and 8 to regulation 8(1) as it contains the enquiries and the appropriate responses set out in Part 2 of Schedule 8.

The following records were searched in compiling this report: - the Map of Public Sewers, the Map of Waterworks, Water and Sewer billing records, Adoption of Public Sewer records, Building Over Public Sewer records, the Register of Properties subject to Internal Foul Flooding, the Register of Properties subject to Poor Water Pressure and the Drinking Water Register. Thames Water Utilities Ltd (TWUL) holds all of these.

TWUL, trading as Property Insight, are responsible in respect of the following: -

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

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

Thames Water Utilities Ltd

Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

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

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

Residential

CON29DW Drainage & Water Search



Q1 – Interpretation of CON29DW Drainage and Water Search

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

Q2 – Enquiries and Response

This CON29DW Drainage and Water Search complies with the requirements of Statutory Instrument 2007 No 1667 Schedules 6 and 8 to Regulation 8(1) as it contains the enquiries and the appropriate responses set out in Part 2 of Schedule 8.

The records were searched by Toni Pistorius of Thames Water Utilities and Three Valleys Water of Three Valleys Water Company who has no, nor is likely to have, any personal or business relationship with any person involved in the sale of the property.

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

For your guidance:

- Thames Water Property Insight's Complaints Procedure:
 - o Thames Water Property Insight offers a robust complaints procedure. Formal complaints can be made by telephone, in writing or by email at searches@thameswater.co.uk.
 - o Whilst we will endeavour to resolve complaints by telephone, there may be the need to investigate the complaint further to identify the error and in some cases 3rd party consultation will be required. For this reason, we will log all complaints on our system and a response will be provided to the customer within 24 hours. If no error has occurred a full explanation will be provided.
 - o If the query cannot be resolved within 24 hours, the customer will be provided with an update within 48 hours. Where necessary the search will be recompiled free of charge and an amended copy will be dispatched to the customer as soon as possible.
 - o For queries relating to an expedited search that has exceeded its SLA, the fees will be adjusted accordingly. If a refund or compensation has been agreed, this will be sent to the customer within approximately 6 weeks.
 - o If the customer is not satisfied with the resolution to their query, a Senior Manager will review the matter and respond within 5 working days.

Thames Water Utilities Ltd

Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

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

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

Residential

CON29DW Drainage & Water Search



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 in which the location of the property is identified.

For your guidance:

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

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

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

For your guidance:

- Water companies are not responsible for any private drains and sewers that connect the property to the public sewerage system and do not hold details of these. The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility with other users if the property is served by a private sewer that also serves other properties. These may pass through land outside the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- If foul water does not drain to the public sewerage system, the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant.
- An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Thames Water Utilities Ltd

Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

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

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

Residential

CON29DW Drainage & Water Search



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

Records indicate that surface water from the property does not drain to a public sewer.

For your guidance:

- 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.
- The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility with other users if the property is served by a private sewer that also serves other properties. These may pass through land outside 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.
- In some cases, water company records do not distinguish between foul and surface water connections to the public sewerage system.
- If surface water does not drain to the public sewerage system, the property may have private facilities in the form of a soakaway or private connection to a watercourse.
- An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

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

Records confirm that sewers serving the development, of which the property form part are not the subject of an existing adoption agreement or an application for such an agreement.

For your guidance:

- This enquiry is of interest to purchasers of new homes who will want to know whether or not the property will be linked to a public sewer.
- Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities.
- Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act 1991 and meeting the requirements of 'Sewers for Adoption' 6th Edition.

Thames Water Utilities Ltd

Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

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

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

Residential

CON29DW Drainage & Water Search



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

The public sewer map indicates that there are no public sewers, disposal mains or lateral drains within the boundaries of the property. However, it has not always been a requirement for such public sewers, disposal mains or lateral drains to be recorded on the public sewer map. It is therefore possible for unidentified sewers, disposal mains or lateral drains to exist within the boundaries of the property.

For your guidance:

- The boundary of the property has been determined by reference to the plan supplied. Where a plan was not supplied the Ordnance Survey Record was used.
- The presence of a public sewer running within the boundary of the property may restrict further development. The company has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the company, or its contractors, needing to enter the property to carry out work.
- Sewers indicated on the extract of the public sewer map as being subject to an agreement under section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details be checked with the developer, if any.

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 indicates that there are no public sewers within 30.48 metres (100 feet) of a building within the property. However, it has not always been a requirement for such public sewers to be recorded on the public sewer map. It is therefore possible for unidentified sewers or public sewers to exist within the boundaries of the property.

For your guidance:

- The presence of a public sewer within 30.48 metres (100 feet) of the building(s) within the property can result in the local authority requiring a property to be connected to the public sewer.
- The measurement is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.
- Sewers indicated on the extract of the public sewer map as being subject to an agreement under section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer.

Thames Water Utilities Ltd

Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

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

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

Residential

CON29DW Drainage & Water Search



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

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

For your guidance:

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

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

A copy of an extract from the map of waterworks is included in which the location of the property is identified.

For your guidance:

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

Thames Water Utilities Ltd

Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

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

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

Residential

CON29DW Drainage & Water Search



Q11 – Is any water main or service pipe serving or which is proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?

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

For your guidance:

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

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

Thames Water Utilities Limited, Clearwater Court, Reading, RG1 8DB is the sewerage undertaker for the area and Three Valleys Water PLC, PO Box 48, Bishops Rise, Hatfield, Hertfordshire, AL10 9HL, Tel: 0845 782 3333, Fax: 0170 727 7333 is the water undertaker for the area.

Q13 – Is the property connected to mains water supply?

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

For your guidance:

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

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

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

For your guidance:

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

Thames Water Utilities Ltd

Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

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

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

Residential

CON29DW Drainage & Water Search



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

Records indicate that a third party is billed for the water and/or sewerage charges. It is recommended therefore that the charge basis is checked with the vendor.

For your guidance:

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

Thames Water Utilities Ltd

Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

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

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

Residential

CON29DW Drainage & Water Search



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

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

For your guidance:

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

Q17 – Is a surface water drainage charge payable?

Records indicate that the Water Company does not levy charges direct to the property, a third party is billed for the water and/or sewerage charges. It is recommended therefore that the charging situation is checked with the vendor.

For your guidance:

- Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable.
- Where surface water charges are payable but upon inspection the property owner believes that surface water does not drain to the public sewerage system, application can be made to the water company to end surface water charges. For further information please contact Thames Water on Tel: 0845 9200 888 or website www.thameswater.co.uk

Thames Water Utilities Ltd

Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

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

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

Residential

CON29DW Drainage & Water Search



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

Records indicate that the Water Company does not levy charges direct to the property, a third party is billed for the water and/or sewerage charges. It is recommended therefore that the meter location is checked with the vendor.

For your guidance:

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

Q19 – Who bills the property for sewerage services?

The property is billed for sewerage services by;

Three Valleys Water PLC
PO Box 48 Bishops Rise
Hatfield
Hertfordshire
AL10 9HL

Tel: 0845 782 3333
Fax: 0170 727 7333

www.3valleys.co.uk

Q20 – Who bills the property for water services?

The property is billed for water services by;

Three Valleys Water PLC
PO Box 48
Bishops Rise
Hatfield
Hertfordshire
AL10 9HL

Tel: 0845 782 3333
Fax: 0170 727 7333
Web: www.3valleys.co.uk

Thames Water Utilities Ltd

Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

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

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

Residential

CON29DW Drainage & Water Search



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.

For your guidance:

- A sewer is “overloaded” when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- “Internal flooding” from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- “At Risk” properties are those that the water company is required to include in the Regulatory Register that is presented annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company’s reporting procedure.
- Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk register.
- Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.
- Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
- It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
- For further information please contact Thames Water on Tel: 0845 9200 800 or website www.thameswater.co.uk

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

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

Thames Water Utilities Ltd

Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

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

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

Residential

CON29DW Drainage & Water Search



For your guidance:

- The boundary of the property has been determined by reference to the plan supplied. Where a plan was not supplied the Ordnance Survey Record was used.
- “Low water pressure” means water pressure below the regulatory reference level, which is the minimum pressure when demand on the system is not abnormal.
- Water Companies are required to include in the Regulatory Register that is presented annually to the Director General of Water Services, properties receiving pressure below the reference level, provided that allowable exclusions do not apply (i.e. events which can cause pressure to temporarily fall below the reference level)
- The reference level of service is a flow of 9 litres/minute at a pressure of 10metres / head on the customer's side of the main stop tap (mst). The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap. The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served. For two properties, a flow of 18 litres/minute at a pressure of 10metres head on the customers' side of the mst is appropriate. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS6700 or the Institute of Plumbing handbook.
- **Allowable exclusions** The Company is required to include in the Regulatory Register properties receiving pressure below the reference level, provided that allowable exclusions listed below do not apply.
- **Abnormal demand:** This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand, which are normally expected. Companies should exclude from the reported DG2 figures properties, which are affected by low pressure only on those days with the highest peak demands. During the report year companies may exclude, for each property, up to five days of low pressure caused by peak demand.
- **Planned maintenance:** Companies should not report under DG2 (Low Pressure Register) low pressures caused by planned maintenance. It is not intended that companies identify the number of properties affected in each instance. However, companies must maintain sufficiently accurate records to verify that low-pressure incidents that are excluded from DG2 because of planned maintenance are actually caused by maintenance.
- **One-off incidents:** This exclusion covers a number of causes of low pressure; mains bursts; failures of company equipment (such as pressure reducing valves or booster pumps); firefighting; and action by a third party. However, if problems of this type affect a property frequently, they cannot be classed as one-off events and further investigation will be required before they can be excluded.

Thames Water Utilities Ltd

Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

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

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

Residential

CON29DW Drainage & Water Search



- **Low-pressure incidents of short duration:** Properties affected by low pressures, which only occur for a short period, and for which there is evidence that incidents of a longer duration would not occur during the course of the year, may be excluded from the reported DG2 figures.
- Please contact your water company mentioned in Question 12 if you require further information.

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

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

For your guidance:

- Thames Water investigates all infringements of drinking water quality standards and takes appropriate corrective actions to resolve any problems. If there were any risk to public health from the quality of drinking water supplied, the Company would have informed customers immediately and advised not to drink the water until the issue had been resolved.
- Water companies have a duty to provide wholesome water that meets the standards of the Water Supply (Water Quality) Regulations 2000. However, the householder is responsible for any deterioration in water quality that is a result of the domestic distribution system (the supply pipe and the plumbing within the property) that results in the standards not being met.
- In England and Wales these regulations implement the requirements of the European Drinking Directive 98/83/EC. The 2000 regulations impose standards for a range of parameters, which are either health based to ensure the water is safe to drink or to ensure the water is aesthetically acceptable. They also require that drinking water should not contain any element, organism or substance (whether or not a parameter) at a concentration or value, which would be detrimental to public health.
- Water quality is normally tested at the tap used for domestic consumption, normally the kitchen. However, the householder is responsible for any of deterioration in water quality that is a result of the domestic distribution system (the supply pipe and the plumbing within the property) that results in the standards not being met.
- If there are concerns that lead pipes within the property may be causing high levels of lead in your drinking water please contact your water company mentioned in Question 12 for further advice.

Thames Water Utilities Ltd

Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

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

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

Residential

CON29DW Drainage & Water Search



- The Water Company undertakes a monitoring programme to establish water quality that includes random sampling from domestic properties. It will notify the consumers of any failures to meet the water quality standards that are due to the condition or maintenance of the domestic distribution system.
- The data collected by the company is subject to external review by the Drinking Water Inspectorate (DWI) and by local and health authorities. In addition to reviewing quality data the DWI also carry out audits during which any area of the company's operation can be examined. Further information may be found at www.dwi.gov.uk
- If you require further advice regarding these failures, please contact your Water Company mentioned in Question 12.

Q24 – Please include details of any departures, authorised by the Secretary of State under Part 6 of the 2000 Regulations from the provisions of Part 3 of those Regulations.

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

For your guidance:

- Authorised departures are not permitted if the extent of the departure from the standard is likely to constitute a potential danger to human health.
- Please contact your water company mentioned in Question 12 if you require further information.

Thames Water Utilities Ltd

Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

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

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

Residential

CON29DW Drainage & Water Search



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

The nearest sewage treatment works is 1.596 kilometers to the west of the property. The name of the nearest sewage treatment works is Chapmore End.

For your guidance:

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

Payment for this Search

Thank you for your cheque(s) covering the cost of the search. A VAT Receipt will follow the dispatch of your remaining searches.

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

Thames Water Utilities Ltd

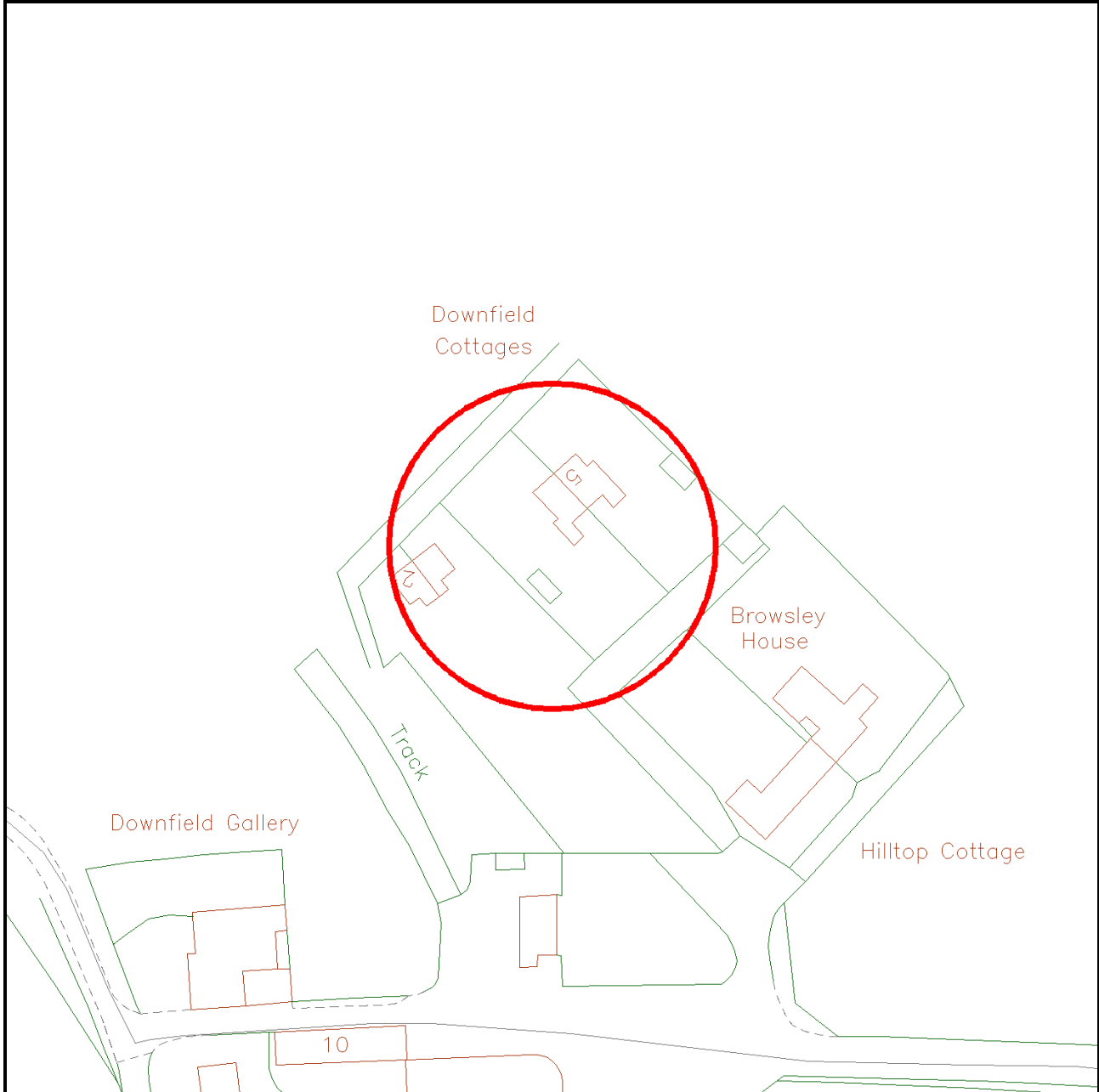
Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

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

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

**Residential CON29DW Drainage & Water Search Sewer Map-DWS/DWS
Standard/2008_1085985**



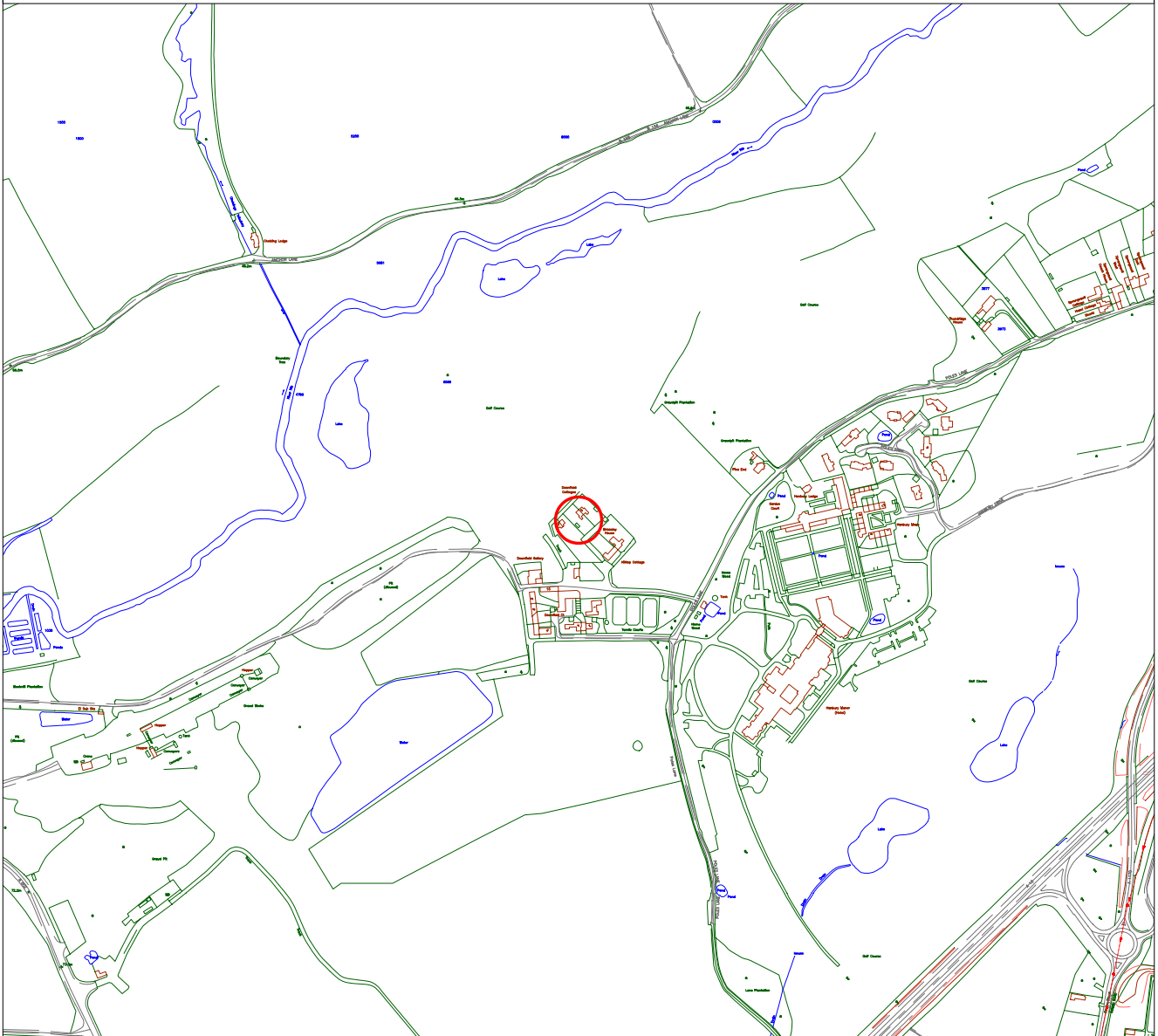
The width of the displayed area is 200m

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

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

controller of H.M. Stationery Office, licence no. 100019345.
None of the charges (where applicable) made for this report
relate to the provision of Ordnance Survey mapping information.
Crown Copyright Reserved.

DWS Standard/2008_1085985



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

100 metre intervals

ADS MapGuide hardcopy facility - Normal Map.

The plot is centred on (534828,216263) which is in TL3416SE. Printed on 27 March 2008 at 10:30:56 by fishaq.













Comments:

sewer plan



Residential Drainage & Water Search Sewer Key








Public Sewer Pipes (Operated & Maintained by Thames Water)

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





Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) For symbols referred to as 'Other' on this key, please see the plan for further information.

Other Sewer Types (Not Operated or Maintained)

-  **Foul Sewer:** Any foul sewer that is not owned by Thames Water.
-  **Surface Water Sewer:** Any surface water sewer that is not owned by Thames Water.
-  **Combined Sewer:** Any combined sewer that is not owned by Thames Water.
-  **Highway Drain:** A sewer designed to convey surface water to watercourses or to public surface water sewerage systems under the authority of the relevant highway authority.
-  **Status unknown:** The ownership or purpose of the sewer is unknown.
-  **Culverted Watercourse:** A watercourse running through a sewerage system under the authority of the property owner or the Environment Agency.
-  **Abandoned Sewer:** A disused sewer. Usually filled with earth or concrete.

Other Symbols

-  **Demarcation Chamber:** Indicates the boundary between public sewerage and the private lateral. They are generally of plastic.
-  **Undefined Ends:** These symbols represent the position of a sewer end where its position is currently held by Thames Water or another authority.
-  **Public/Private Pumping Station:** Foul or Surface Water Sewerage.
-  **Soakaways:** Soakaways are designed to allow surface water to infiltrate the ground.

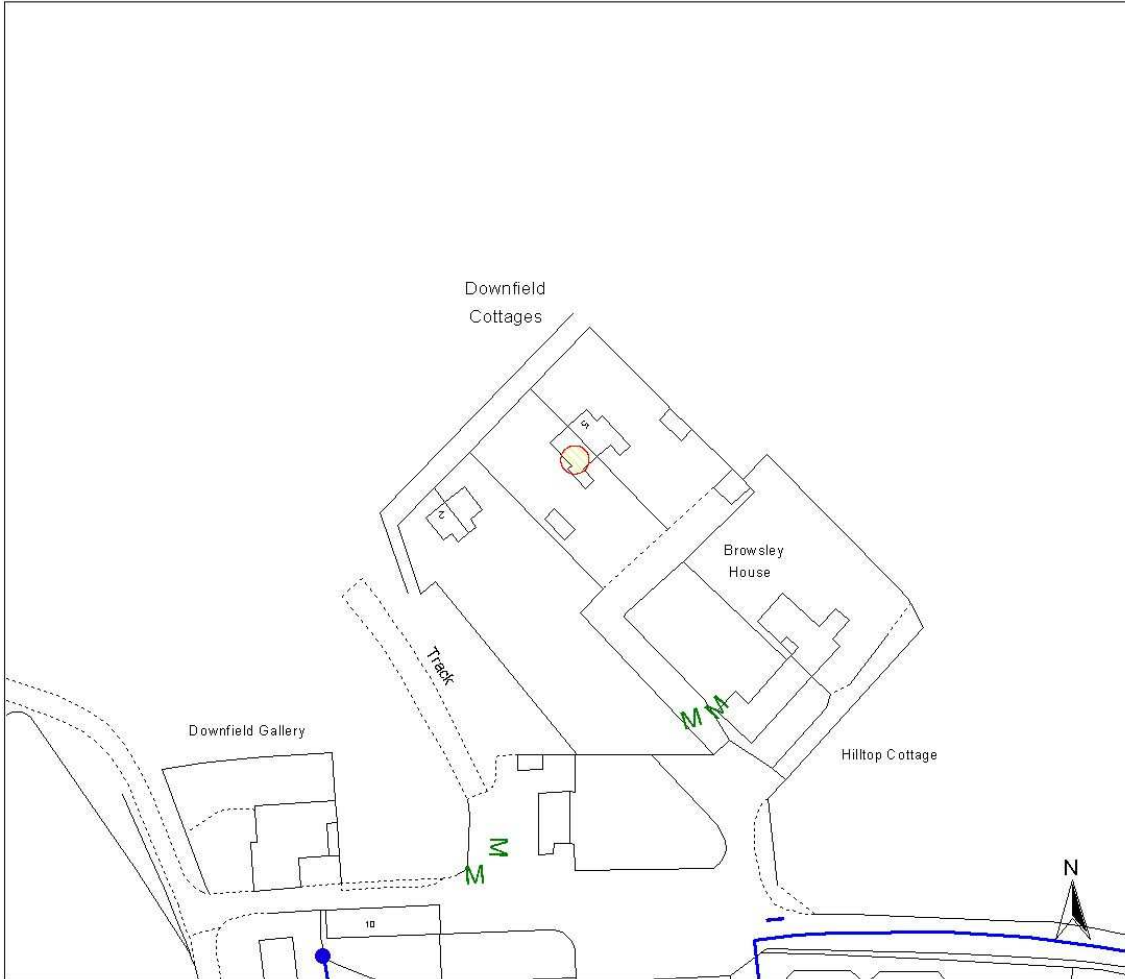
- 5) Most private pipes are not shown on our plans, as in the past, they were not shown.
- 6) -9999.00 or 0 on a manhole level indicates that data is unavailable.
- 7) The text appearing alongside a sewer line indicates the internal diameter of the pipe. A manhole reference number and should invert levels appear on a plan they are clearly prefixed by 'C' for chamber. If the manhole reference number is present on the plan, please contact a member of our Customer Services team for further information.

Reference No: 2008_1085985

4 DOWNFIELD COTTAGES
POLES LANE
THUNDRIDGE
WARE
HERTS SG120SG



25/03/2008



This map is centred upon Ordnance Survey map tile TL3416

1:1250

	Water Main		Address searched		Valves, Hydrants and Fittings
	Abandoned Main		Easement strip		
	Other Main (Potentially unreliable data)				

This plan is based upon the Ordnance Survey map by Three Valleys Water PLC with the sanction of the controller of HM Stationery Office (c) Crown Copyright Reserved

It shows water mains and associated apparatus but should not be relied upon as evidence of ownership or evidence of responsibility for maintenance. Privately owned service pipes (which may serve one or more properties) are unlikely to be shown.

The position of Company apparatus shown on this plan is provided for guidance only and the Company accepts no responsibility in the event of inaccuracy.

For further information about the contents of this plan, please contact Three Valleys Water PLC on 0845 7823333 or at the address below.

Three Valleys Water PLC, PO Box 48, Bishops Rise, Hatfield, Hertfordshire, AL10 9HL
www.3valleys.co.uk

© Three Valleys Water PLC

This plan (or any part) may not be reproduced in any form without the written permission of Three Valleys Water PLC



CON29DW DRAINAGE & WATER ENQUIRY (DOMESTIC).
TERMS AND CONDITIONS

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

Definitions

'The Company' means Thames Water who produces the Report.

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

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

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

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

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

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

Agreement

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

1.2 The Customer the Client and the Purchaser agree that the placing of an Order for a Report and the subsequent provision of a copy of the Report to the Purchaser indicates their acceptance of these terms.

The Report

2. Whilst The Company will use reasonable care and skill in producing the Report, it is provided to the Customer the Client and the Purchaser on the basis that they acknowledge and agree to the following:-

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

2.2 The Report does not give details about the actual state or condition of the Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Property for any particular purpose, or relied upon for determining saleability or value, or used as a substitute for any physical investigation or inspection. Further advice and information from appropriate experts and professionals should always be obtained.

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

2.4 The Report provides information as to the location & connection of existing services and other information required to comply with the provisions of the Home Information Pack Regulations in relation to drainage and water enquiries and should not be relied on for any other purpose. The Report may contain opinions or general advice to the Customer the Client and the Purchaser The Company cannot ensure that any such opinion or general advice is accurate, complete or valid and accepts no liability therefore.

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

Liability

3.1 The Company shall not be liable to the Client or the Purchaser for any failure defect or non-performance of its obligations arising from any failure of or defect in any machine, processing system or transmission link or anything beyond The Company's reasonable control or the acts or omissions of any party for whom The Company are not responsible.

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

3.3 The Report is produced only for use in relation to individual domestic property transactions which require the provision of drainage and water information pursuant to the provisions of the Home Information Pack Regulations and cannot be used for commercial development of domestic properties or commercial properties for intended occupation by third parties. When the Report is used for land only transactions the Company's entire liability (except to the extent provided by clause 3.4) in respect of all causes of action arising by reason of or in connection with the Report (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall be limited to £5,000.

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

Copyright and Confidentiality

4.1 The Customer the Client and the Purchaser acknowledge that the Report is confidential and is intended for the personal use of the Client and the Purchaser. The copyright and any other intellectual property rights in the Report shall remain the property of The Company. No intellectual or other property rights are transferred or licensed to the Customer the Client or the Purchaser except to the extent expressly provided

4.2 The Customer or Client is entitled to make copies of the Report but may only copy Ordnance Survey mapping or data contained in or attached to the Report, if they have an appropriate licence from the originating source of that mapping or data

4.3 The Customer the Client and the Purchaser agree (in respect of both the original and any copies made) to respect and not to alter any trademark, copyright notice or other property marking which appears on the Report.

4.4 The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.

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

Payment

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

General

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

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

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

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

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



End of abodepack home information pack for:

*4 Downfield Cottages
Poles Lane
Thundridge*

*Ware
Hertfordshire
SG12 0SG*

