

ANDREW & CO. LLP
S O L I C I T O R S

HOME INFORMATION PACK

RELATING TO

17 The Green

Nettleham

Lincoln

LN2 2NR

St Swithin's Square
Lincoln
LN2 1HB
Tel: 01522 512123

15 Beaumont Fee
Lincoln
LN1 1UH
Tel: 01522 525373

33 Kirkgate
Newark
NG24 1AD
Tel: 01636 673743

Index of Home Information Pack for 17 The Green Nettleham Lincoln LN2 2NR

This pack is designed to provide you with information about the property which will help you make a well informed purchasing decision. Along the top of this page you will see a series of tabs. Each of these tabs reflects key components of the Home Information Pack. Click one of the tabs to see that part of the pack.

The following table lists the full contents of the pack:-

Item	Included?, and where to find it	If not included then when requested
Overall		
Statement of sale	Yes, in the Statement of sale tab	
The physical state of the property		
Energy Performance Certificate	Yes, in the EPC tab	
Legal Documents		
Office copies	Yes, in the legal tab	
Title plan (Filed plan)	Yes, in the legal tab	
Additional title documents		
Searches		
Local Search Received	Yes, in the legal tab	
Water Search Received	Yes, in the legal tab	
Other Searches		
* Chancel Search Received	No	
* Coal Mining Search Received	No	
* Environmental Search Received	No	
* Tin Mining Search Received	No	

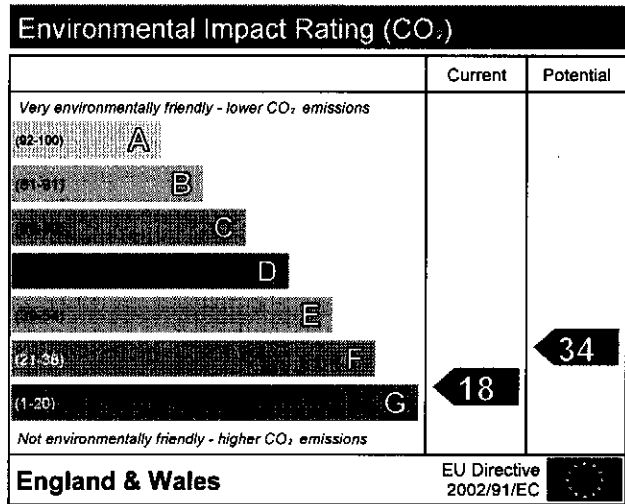
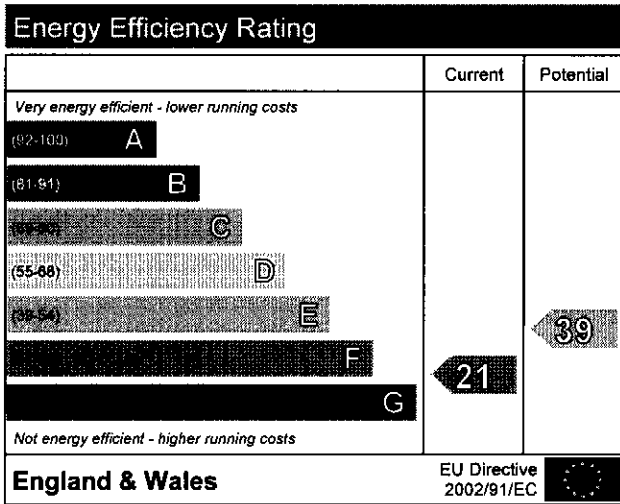
Energy Performance Certificate



17 The Green
Nettleham
LINCOLN
LN2 2NR

Dwelling type: Detached house
Date of assessment: 02 June 2008
Date of certificate: 02 June 2008
Reference number: 0449-2882-6364-0008-1645
Total floor area: 225 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



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

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

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

	Current	Potential
Energy use	592 kWh/m ² per year	403 kWh/m ² per year
Carbon dioxide emissions	22 tonnes per year	15 tonnes per year
Lighting	£192 per year	£111 per year
Heating	£2530 per year	£1763 per year
Hot water	£226 per year	£151 per year

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

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

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

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

About this document

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

Assessor's accreditation number: BREC200218
Assessor's name: Peter Stewart Herbertson
Company name/trading name: Advantage Energy Assessors
Address: 16, Harmston Park Ave, Harmston,
Lincoln, Lincolnshire LN5 9GF
Phone number: 01522 722011
Fax number: 01522 722011
E-mail address: peterherbertson@dsl.pipex.com
Related party disclosure:

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

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

About the building's performance ratings

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

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your 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/epbd to:

- Find how to confirm the authenticity of an energy performance certificate.
- Find how to make a complaint about a certificate or the assessor who produced it.
- Learn more about the national register where this certificate has been lodged.
- Learn more about energy efficiency and reducing energy consumption.

Recommended measures to improve this home's energy performance

17 The Green
Nettleham
LINCOLN
LN2 2NR

Date of certificate: 02 June 2008
Reference number: 0449-2882-6364-0008-1645

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	Sandstone, as built, no insulation (assumed)	Very poor	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor	Very poor
Floor	Suspended, no insulation (assumed)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Boiler and radiators, mains gas	Average	Good
Main heating controls	Programmer, no room thermostat	Very poor	Very poor
Secondary heating	Room heaters, mains gas	-	-
Hot water	From main system	Average	Good
Lighting	Low energy lighting in 27% of fixed outlets	Average	Average

Recommendations

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

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental
1 Low energy lighting for all fixed outlets	£57	F 22	G 18
Sub-total	£57		
Higher cost measures			
2 Upgrade heating controls	£376	F 29	F 24
3 Replace boiler with Band A condensing boiler	£491	E 39	F 34
Total	£924		
Potential energy efficiency rating		E 39	

Further measures to achieve even higher standards

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

4 50 mm internal or external wall insulation	£185	E 44	F 38
Enhanced energy efficiency rating		E 44	
Enhanced environmental impact CO₂ rating			

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.

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

Lower cost measures (typically up to £500 each)

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

1 Low energy lighting

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

Higher cost measures (typically over £500 each)

2 Heating controls (room thermostat and thermostatic radiator valves)

A room thermostat will increase the efficiency of the heating system by enabling the boiler to switch off when no heat is required; this will reduce the amount of energy used and lower fuel bills. Thermostatic radiator valves should also be installed, to allow the temperature of each room to be controlled to suit individual needs, adding to comfort and reducing heating bills provided internal doors are kept closed. For example, they can be set to be warmer in the living room and bathroom than in the bedrooms. Ask a competent heating engineer to install thermostatic radiator valves and a fully pumped system with the pump and the boiler turned off by the room thermostat. Thermostatic radiator valves should be fitted to every radiator except for the radiator in the same room as the room thermostat. Remember the room thermostat is needed as well as the thermostatic radiator valves, to enable the boiler to switch off when no heat is required.

3 Band A condensing boiler

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

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home

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.

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 For

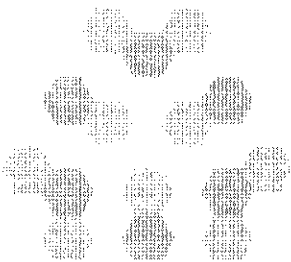
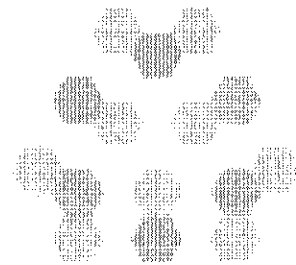
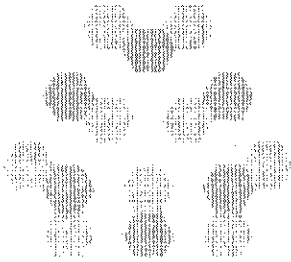
17 The Green Nettleham Lincoln LN2 2NR

Name(s) Of Seller(s): Iris Evelyn Woods

	Statement
1- The property is (or will be)	<input checked="" type="checkbox"/> Freehold <input type="checkbox"/> Leasehold
2- The title to the interest in the property being sold is:	<input checked="" type="checkbox"/> The whole of a registered estate <input type="checkbox"/> Part of a registered estate <input type="checkbox"/> The whole of an unregistered estate <input type="checkbox"/> Part of an unregistered estate <input type="checkbox"/> The whole of a split registered/unregistered estate <input type="checkbox"/> Part of a split registered/unregistered estate
3- Who is selling the property:	<input checked="" type="checkbox"/> The Owner or Owners <input type="checkbox"/> A representative with the necessary authority to sell the property for an owner who has died <input type="checkbox"/> A representative with the necessary authority to sell the property for a living owner (for example the power of attorney) <input type="checkbox"/> Other
4- The property is being sold with:	<input checked="" type="checkbox"/> With vacant possession <input type="checkbox"/> Subject to occupation

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 LL220150

Edition date 28.10.2002

- This official copy shows the entries on the register of title on 21 May 2008 at 09:43:09.
- 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 21 May 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 Kingston upon Hull Office.

A: Property Register

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

LINCOLNSHIRE : WEST LINDSEY

- 1 (28.10.2002) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 17 The Green, Nettleham, (LN2 2NR).
- 2 (28.10.2002) There are excluded from this registration the mines and minerals excepted by the Conveyance dated 8 March 1967 referred to below.
- 3 (28.10.2002) 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 and other land dated 8 March 1967 made between (1) Alfred Herbert Mansford And Others and (2) John Thomas Woods.

NOTE:-Copy in Certificate. Copy Abstract filed.

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 (28.10.2002) PROPRIETOR: IRIS EVELYN WOODS of 17 The Green, Nettleham, Lincolnshire LN2 2NR.
- 2 (28.10.2002) The value as at 3 September 2002 was stated to be between £100,000 and £200,000.
- 3 (28.10.2002) RESTRICTION: Except under an order of the registrar no disposition by the proprietor of the land is to be registered without the consent of the proprietor of the Charge dated 11 April 2002 in favour of Northern Rock PLC referred to in the Charges Register.

Title number LL220150

C: Charges Register

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

- 1 (28.10.2002) REGISTERED CHARGE dated 11 April 2002 to secure the moneys including the further advances therein mentioned.
- 2 (28.10.2002) Proprietor: NORTHERN ROCK PLC (Co. Regn. No. 3273685) of Northern Rock House, Gosforth, Newcastle upon Tyne NE3 4PL.
- 3 (28.10.2002) The Charge Certificate relating to the charge dated 11 April 2002 in favour of Northern Rock PLC is retained in Land Registry (Section 63 of the Land Registration Act 1925).

End of register

These are the notes referred to on the following official copy

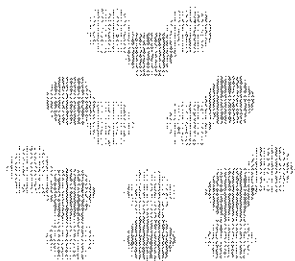
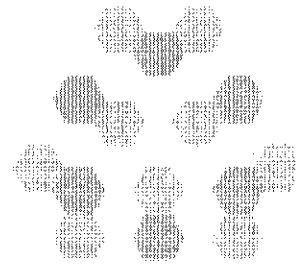
The electronic official copy of the title plan follows this message.

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

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

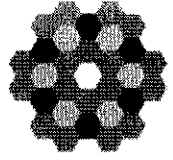
This official copy is issued on 21 May 2008 shows the state of this title plan on 21 May 2008 at 09:43:09. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject 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, Kingston upon Hull Office .

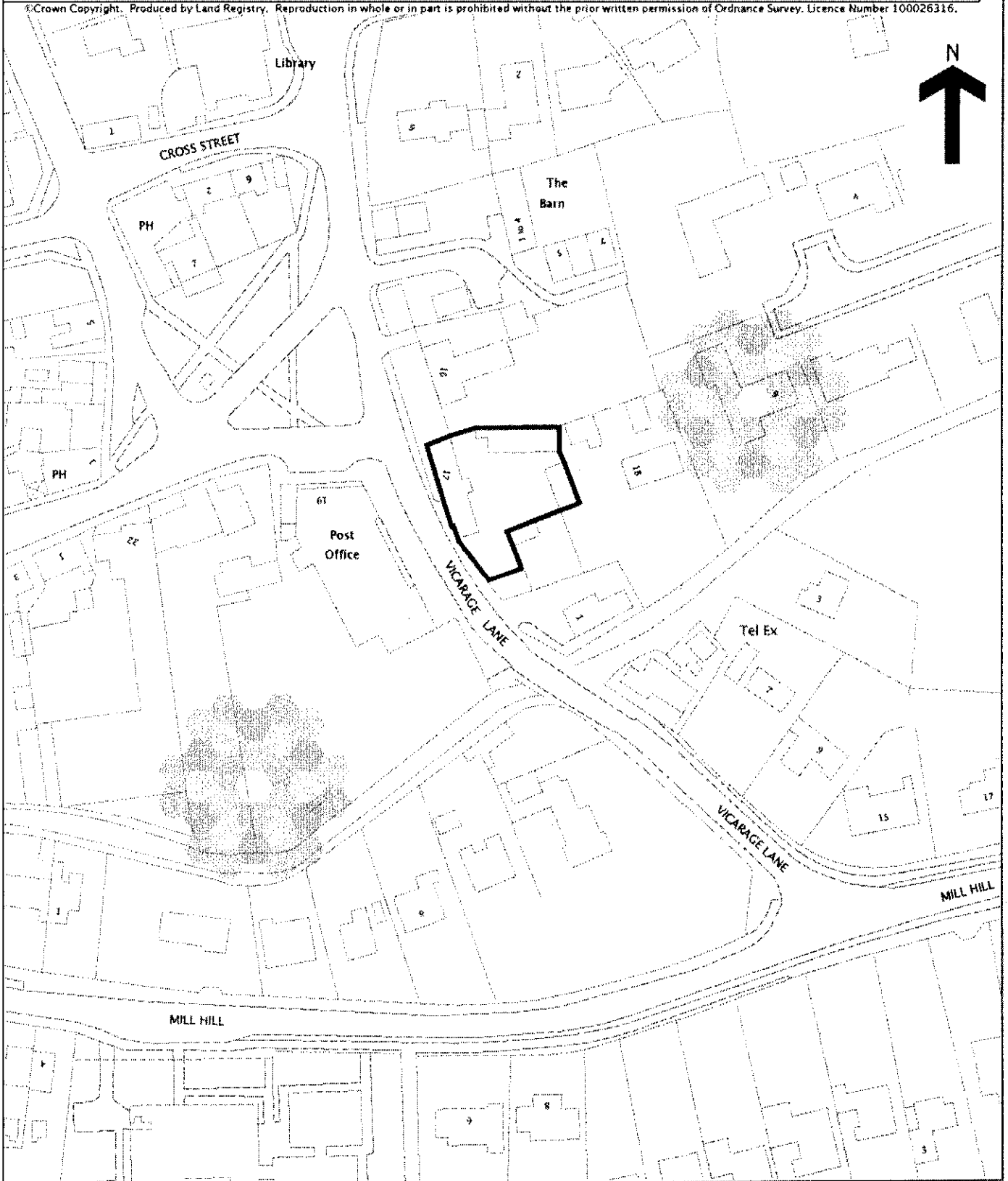


Land Registry
Official copy of
title plan

Title number LL220150
Ordnance Survey map reference TF0075SE
Scale 1:1250
Administrative area LINCOLNSHIRE: WEST
LINDSEY



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YOUR REF: DJT.01W2221/1 Andrew & Co LLP Solicitors Lincoln

THE LOCAL SEARCH COMPANY LIMITED

Search Reference: 3/R1638/SG

The Local Search Company Limited has made a personal search in all of the Register of Local Land Charges kept by the registering Authority for subsisting registrations against the land described below.

Name and Address of registering authority.

**West Lindsey District Council,
Marshalls Yard,
Gainsborough**

Search Address:

**17 The Green
Nettleham
Lincolnshire
LN2 2NR**

The Local Search Company Limited certifies that the Search requested reveals the registrations described in the Schedule attached, up to and including the date of this Search report.

**Search compiled by Sarah Garner
On behalf of The Local Search Company Limited**

Search Time/Date . 1pm 02/06/2008 Dated . 03/06/2008.....

Schedule

M65/LB/7/82 Extension to dwelling - Listed Building Consent 27/05/82

Conservation Area. Section 277 Town and Country Planning Act 1971 Registered 02/04/85

M01/P/0087 Listed building consent to alter existing boundary wall. Granted conditionally 07/06/01

M01/P/0068 Demolish part of boundary wall. Granted conditionally 07/06/01

Included in the List of Buildings of special Architectural or Historic Interest. Section 54 Town and Country Planning Act 1971 Grade II Listed Building Registered 13/12/66

Con 29R Enquiries of Local Authority - (2007 Edition)

1 PLANNING AND BUILDING REGULATIONS

1.1 Planning and building decisions and pending applications

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

- | | |
|---|---|
| (a) a planning permission | See Schedule |
| (b) a listed building consent | See Schedule |
| (c) a conservation area consent | None |
| (d) a certificate of lawfulness of use or development | None |
| (e) a certificate of lawfulness of proposed use or development | None |
| (f) building regulation approvals | f-h |
| (g) building regulation completion certificates | Contact Building Inspectorate at the |
| (h) certificate of compliance of a replacement window, roof light, roof window or glazed door | address below, or contact LSCL for costs to supply this information |

Copies of Planning Applications may be obtained from the Planning Department, West Lindsey District Council, Marshalls Yard, Gainsborough

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 or proposed development plan?

-

2. Roads

Roadways, footways and footpaths

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

- | | |
|--|---|
| (a) highways maintainable at public expense | Yes Adopted - The Green and Vicarage Lane |
| (b) subject to adoption and, supported by a bond or bond waiver | None |
| (c) to be made up by a Local Authority who will reclaim the cost from the frontagers | None |
| (d) to be adopted by a Local Authority without reclaiming the cost from the frontagers | None |

3. OTHER MATTERS

Apart from matters entered on the registers of the local land charges, do any of the following matters apply to the following property? How can copies of relevant documents be obtained?

On application to Local Planning Authority

3.1 Land required for the Public Purposes

Is the property included in land required for public purposes?

Any relevant information from public records is shown on the Search Schedule.

3.2 Land to be acquired for Road Works

Is the property included in land to be acquired for road works?

Any relevant information from public records is shown on the Search Schedule.

3.3 Drainage Agreements and Consents

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

Any relevant information from public records is shown on the Search Schedule.

- (a) an agreement to drain buildings in combination into an existing sewer of a private sewer
- (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?

3.4 Nearby Road Schemes

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

- (a) the centre line of a new trunk road or special road specified in any order, draft order or scheme no
- (b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway no
- (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 no
- (d) the outer limits of
 - (i) construction of a new road to be built by a local authority no
 - (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway
 - (iii) construction of a roundabout (other than a mini-roundabout)) or widening by construction of one or more additional traffic lanes
- (e) the centre line of the proposed route of a new road under proposals published for public consultation no

- (f) the outer limits of construction of no
 (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)
 (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation
- 3.5 Nearby Railway Schemes** Nothing revealed in the Local Plan
 Approved by the Council of any of the following, not yet implemented, in respect of such of the roads, footways and footpaths which abut the boundaries of the property:
- 3.6 Traffic Schemes**
 Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths (named in Box B) which abut the boundaries of the property?
- (a) permanent stopping up or diversion no
 (b) waiting or loading restrictions no
 (c) one way driving no
 (d) prohibition of driving no
 (e) pedestrianisation no
 (f) vehicle width or weight restriction no
 (g) traffic calming works e.g. road humps no
 (h) residents parking controls no
 (i) minor road widening or improvement no
 (j) pedestrian crossings no
 (k) cycle tracks no
 (l) bridge building no
- 3.7 Outstanding Notices** Except as revealed on the Search from available registers, no other information has been uncovered.
 Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this form?
 (a) building works
 (b) environment
 (c) health and safety
 (d) housing
 (e) highways
 (f) public health
- 3.8 Contravention of building regulations** Except as revealed on the Search from available registers, no other information has been uncovered.
 Has a local authority authorised in relation to the property any proceedings for the Contravention of any provision contained in Building Regulations?

3.9 Notices, Orders, Directions and Proceedings under Planning Acts

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

- | | |
|---|---|
| (a) an enforcement notice | Any relevant information from public records is shown on the Search Schedule. |
| (b) a stop notice | Any relevant information from public records is shown on the Search Schedule. |
| (c) a listed building enforcement notice | Any relevant information from public records is shown on the Search Schedule. |
| (d) a breach of condition notice | Any relevant information from public records is shown on the Search Schedule. |
| (e) a planning contravention notice | Any relevant information from public records is shown on the Search Schedule. |
| (f) another notice relating to breach of planning control | Any relevant information from public records is shown on the Search Schedule. |
| (g) a listed building repairs notice | Any relevant information from public records is shown on the Search Schedule. |
| (h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation | Any relevant information from public records is shown on the Search Schedule. |
| (i) a building preservation notice | Any relevant information from public records is shown on the Search Schedule. |
| (j) a direction restricting permitted development | Any relevant information from public records is shown on the Search Schedule. |
| (k) an order revoking or modifying a planning permission or discontinuing an existing planning use | Any relevant information from public records is shown on the Search Schedule. |
| (l) an order requiring discontinuance of use or alteration or removal of building or works | Any relevant information from public records is shown on the Search Schedule. |
| (m) tree preservation order | Any relevant information from public records is shown on the Search Schedule. |
| (n) proceedings to enforce a planning agreement or planning contribution | Any relevant information from public records is shown on the Search Schedule. |

3.10 Conservation Area

Do the following apply in relation to the property?

- | | |
|---|----|
| (a) the making of the area a conservation area before 31 August 1974 | No |
| (b) an unimplemented resolution to designate the area a conservation area | No |

3.11 Compulsory Purchase

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

Nothing in Land Charges Register

3.12 Contaminated Land

Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property)?(a) a contaminated land notice (b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990

The Local Authority Contaminated Land Register is under construction, an Environmental Search Report is recommended for this enquiry. Contact LSCL for further details.

(i) a decision to make an entry

(ii) an entry(c) Consultation with the owner or occupier of the property having taken place, or being resolved to take place under s.78G(3) in relation to anything to be done on the property as a result of adjoining or adjacent land being contaminated land.

3.13 Radon Gas

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

An Environmental Search is also recommended.

The National Radiological Protection Board now provides a service for those who need to know or confirm that a particular property is in a Radon Affected Area with a search of national records. Radon tests can be ordered from the NRPB – details below.

Contact details: NRPB Chilton Didcot
Oxfordshire OX11 0RQ
Telephone 01235 831600
Fax 01235 833891

The Local Search Company Limited - Additional Information

DRAINAGE

Foul Drainage

The statutory sewer map shows an adopted public sewer in the road abutting the property

Surface Water Drainage

The statutory sewer map does not show an adopted public sewer in the road abutting the property

Adoption Agreement

Section 104 - No

Bond - Not applicable

Sewerage Undertaker

Anglian Water

PUBLIC FOOTPATHS (if Land Registry Plan submitted)

No Public Footpaths

Please note that it is always possible that other public rights of way exist which have not yet been registered

ADVISORY NOTICE

In some cases of new or recent developments approved planning permissions, with or without conditions, have not been strictly adhered to during the building process.

You are advised to seek confirmation from the Local Planning Authority as to whether or not any planning applications have not been carried out to the satisfaction of the Local Planning Authority.

Personal Drainage and Water Search

- | | | |
|------------|---|---|
| 1.1 | Is a plan showing the nearest public sewers provided? | Yes |
| 1.2 | Does foul drainage from the property drain to a public sewer?
We are not able to confirm if the property/land drains into a public sewerage system, on submission of a plan we are able to show the approximate position of the nearest public foul sewer, refer to vendor/builder for confirmation of this enquiry, we cannot advise on private connections | The public records indicate that a public foul sewer is in the area |
| 1.3 | Does surface water from the property drain to a public sewer?
We are not able to confirm if the property/land drains into a public sewerage system, on submission of a plan we are able to show the approximate position of the nearest public surface water sewer, refer to vendor/builder for confirmation of this enquiry, we cannot advise on private connections | Not known |
| 1.4 | Is any sewer serving, or that is proposed to serve the property the subject of current statutory adoption agreement? | The public records show the sewers within the vicinity of the property are not subject to an Agreement under Section 104 of the Water Industry Act |
| 2.1 | Does the public sewer map show any public sewers within the boundary of the property? | See plan (if provided) for approximate position of nearest sewers. It is not a requirement for all public sewers to be recorded on the public sewer map it is possible for unidentified public sewers to exist. |
| 2.2 | Does the public sewer map show a public sewer within 100ft (approximately 30 metres) of the property? | See plan (if provided) for approximate position of sewers |
| 3.1 | Who is the sewerage undertaker? | Anglian Water |
| 3.2 | Which company supplies water to the area? | Anglian Water |
| 3.3 | Is the property connected to the mains water supply? | Please refer to vendor or pre-contract documents |
| 3.4 | Does the map of the waterworks show any vested water mains or assets within the boundary of the property? | Not Known, contact the water company for information |
| 4.1 | What is the basis for charging for water supply and sewerage at this property? | Please refer to vendor or pre-contract documents |

Terms and Conditions for Local Searches

Definitions

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

'We', 'us' and 'our' are references to The Local Search Company Ltd

'Report' means local report prepared by us in respect of the Property.

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

The 'Local Authority' means the local authority referred to in the Report.

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

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

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

Agreement

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

The Search Report

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

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

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

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

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

3.5 Copies of the Report may be made for inclusion in a Home Information Pack, to comply with the provisions in the Home Information Pack (No 2) Regulations 2007 and the Housing Act 2004.

Liability and Insurance

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

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

4.2 We have insurance in place to meet the requirements of paragraphs 4 and 7 of Schedule 6 of the Home Information Pack (No 2) Regulations 2007 to protect the Client against negligence by us and with regard to information to be included in the Report. Our insurers in respect of the Report are:

Insurer(s): HSBC Insurance Brokers Ltd, Bishops Court, London E1 7LP

4.3 The Local Authority is responsible and liable for any negligent or incorrect entry or information in their registers and records. We will be liable for any negligent or incorrect interpretation or recording of records searched.

Price and Payment

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

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

Confidentiality

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

Copyright

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

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

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

Complaints scheme

8. We subscribe to the Search Code and are registered with the Property Codes Compliance Board. We have a formal written complaints procedure for handling complaints speedily and fairly. Complaints under the Code may also be referred to the Independent Property Codes Adjudication Scheme www.propertycodes.org.uk We are an affiliate member of The Council of Property Search Organisations www.copso.org.uk

General

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

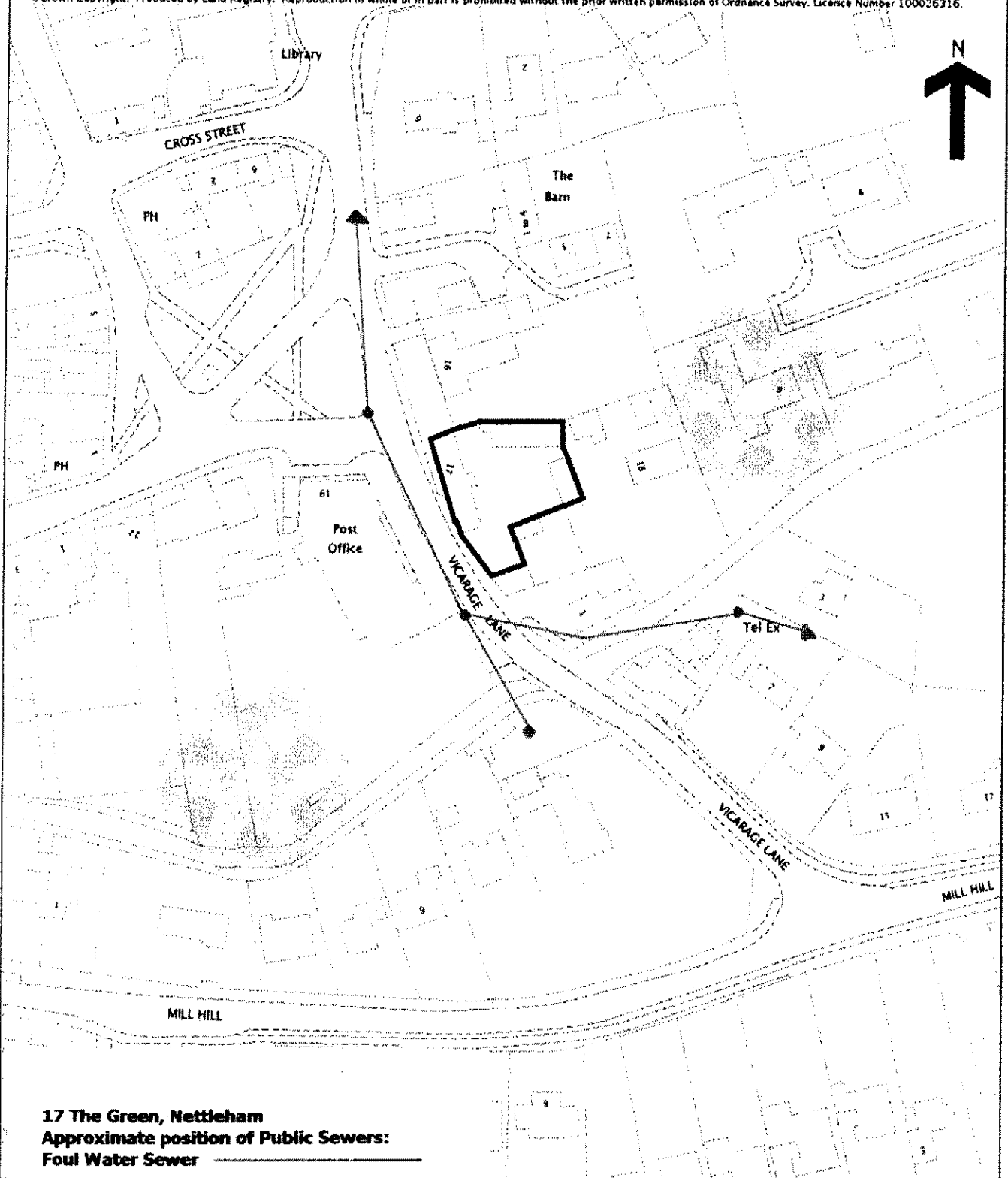
9.1 These terms shall be governed by English law and shall be subject to the jurisdiction of the English Courts

Land Registry
Official copy of
title plan

Title number LL220150
Ordnance Survey map reference TF0075SE
Scale 1:1250
Administrative area LINCOLNSHIRE: WEST
LINDSEY



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17 The Green, Nettleham
Approximate position of Public Sewers:
Foul Water Sewer

Order Reference: B485148-1
Produced on: 02 June 2008

Drainage and Water Enquiry

Responses as required by the Home Information Pack Regulations 2007

The information in this document refers to:

17 The Green
Nettleham
Lincoln
LN2 2NR

This document was produced by:

Geodesys
PO Box 485
Huntingdon
PE29 6YB

This document was ordered by:

Severn Trent Searches
Po Box 6187
Nottingham
NG5 1LE

Customer reference: 10657874

For any queries relating to this report please contact our customer services team on 01480 323889, quoting order reference: B485148-1.

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

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

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





working on behalf of the water industry towards a sustainable future

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

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

Water UK: Residential Drainage and Water Search Complaint Procedure

As a minimum standard, Geodesys:

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

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

Question 1 Interpretation of Drainage and Water Search

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

Question 2 Enquiries and Responses

Answer This drainage and water search for 17 The Green, Nettleham, Lincoln, LN2 2NR complies with the requirements of Statutory Instrument 2007 No 1667 - Schedules 6 and 8 to regulation 8(l) as it contains the enquiries and the appropriate responses set out in Part 2 of Schedule 8.

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

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

This was requested on and completed on 02 June 2008

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

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

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

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

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

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

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

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

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

Question 5 Does surface water from the property drain to a public sewer?

Answer Records indicate that surface water from the property does drain to the public sewerage system.

Informative Sewerage Undertakers are not responsible for private drains and sewers that connect the property to the public sewerage system, and do not hold details of these.
The property owner will normally have sole responsibility for private drains serving the property. Responsibility may be shared with other users if the property is served by a private sewer which also serves other properties. Sewers may pass through land outside the control of the seller, therefore the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
In some cases, water company records do not distinguish between foul and surface water connections to the public sewerage system.
If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the company.
If surface water does not drain to the public sewerage system the property may have private facilities in the form of a soakaway or private connection to a watercourse.
An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Question 6 Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement? If so, what stage of the adoption process has been reached, and is the agreement supported by a bond?

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

Informative This enquiry is of interest to purchasers of new homes who will want to know whether or not the property will be linked to a public sewer.
Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of public drains and sewers for which they will hold maintenance and renewal liabilities.

Question 7 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?

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

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

Question 8 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings with the property?

Answer The public sewer map included indicates that there is a public sewer within 30.48 metres (100 feet) of a building within the boundary of the property. (See supplied extract from the public sewer map)

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

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

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

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

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

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

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

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

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

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

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

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

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

Question 13 Is the property connected to mains water supply?

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

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

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

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

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

Answer The charges are based on actual volumes of water measured through a water meter. ("metered-supply")
The meter serial number is: 97M5027781
The property reference number is: 0008360638

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

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

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

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

Question 17 Is a surface water drainage charge payable?

Answer Records confirm that a surface water drainage charge is payable for the property at £34.00 per year.

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

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

Answer Records indicate that the property is served by a water meter, which is not within the dwelling house which is or forms part of the property, and in particular is located FOOTPATH RHS OF PROPERTY 2YD LH HG.

Question 19 Who bills the property for sewerage services?

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

Question 20 Who bills the property for water services?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Answer The nearest sewage treatment works is 1.02 kilometres East of the property. The name of the sewage treatment works is NETTLEHAM STW, which is the responsibility of Anglian Water.

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

APPENDIX 1

GENERAL INTERPRETATION

(1) In this Schedule-

- "the 1991 Act" means the Water Industry Act 1991(a);
 "the 2000 Regulations" means the Water Supply (Water Quality) Regulations 2000(b);
 "the 2001 Regulations" means the Water Supply (Water Quality) Regulations 2001(c);
 "adoption agreement" means an agreement made or to be made under Section 51A(1) or 104(1) of the 1991 Act (d);
 "bond" means a surety granted by a developer who is a party to an adoption agreement;
 "bond waiver" means an agreement with a developer for the provision of a form of financial security as a substitute for a bond;
 "calendar year" means the twelve months ending with 31st December;
 "discharge pipe" means a pipe from which discharges are made or are to be made under Section 165(1) of the 1991 Act;
 "disposal main" means (subject to Section 219(2) of the 1991 Act) any outfall pipe or other pipe which-
 (a) is a pipe for the conveyance of effluent to or from any sewerage disposal works, whether of a sewerage undertaker or of any other person; and
 (b) is not a public sewer;
 "drain" means (subject to Section 219(2) of the 1991 Act) a drain used for the drainage of one building or any buildings or yards appurtenant to buildings within the same curtilage;
 "effluent" means any liquid, including particles of matter and other substances in suspension in the liquid;
 "financial year" means the twelve months ending with 31st March;
 "lateral drain" means-
 (a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or
 (b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under Section 102 of the 1991 Act or in an agreement made under Section 104 of that Act (e);
 "licensed water supplier" means a company which is the holder for the time being of a water supply licence under Section 17A(1) of the 1991 Act(f);
 "maintenance period" means the period so specified in an adoption agreement as a period of time-
 (a) from the date of issue of a certificate by a sewerage undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker's satisfaction; and
 (b) until the date that private sewer or lateral drain is vested in the sewerage undertaker;
 "map of waterworks" means the map made available under section 198(3) of the 1991 Act (g) in relation to the information specified in subsection (1A);
 "private sewer" means a pipe or pipes which drain foul or surface water, or both, from premises, and are not vested in a sewerage undertaker;
 "public sewer" means, subject to Section 106(1A) of the 1991 Act(h), a sewer for the time being vested in a sewerage undertaker in its capacity as such, whether vested in that undertaker-
 (a) by virtue of a scheme under Schedule 2 to the Water Act 1989(i);
 (b) by virtue of a scheme under Schedule 2 to the 1991 Act (j);
 (c) under Section 179 of the 1991 Act (k); or
 (d) otherwise;
 "public sewer map" means the map made available under Section 199(5) of the 1991 Act (l);
 "resource main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of-
 (a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or
 (b) giving or taking a supply of water in bulk;
 "sewerage services" includes the collection and disposal of foul and surface water and any other services which are required to be provided by a sewerage undertaker for the purpose of carrying out its functions;
 "Sewerage Undertaker" means the Company appointed to be the sewerage undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated;
 "surface water" includes water from roofs and other impermeable surfaces within the curtilage of the property;
 "water main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a pipe for the time being vested in a person other than the water undertaker, which is used or to be used by a water undertaker or licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the undertaker or supplier, as distinct from for the purpose of providing a supply to particular customers;
 "water meter" means any apparatus for measuring or showing the volume of water supplied to, or of effluent discharged from any premises;
 "water supplier" means the Company supplying water in the water supply zone, whether a water undertaker or licensed water supplier;
 "water supply zone" means the names and areas designated by a water undertaker within its area of supply that are to be its water supply zones for that year; and
 "Water Undertaker" means the Company appointed to be the water undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated.

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

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

DRAINAGE & WATER ENQUIRY (DOMESTIC)

TERMS AND CONDITIONS

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

Definitions

- "Company" means Anglian Water Services Limited trading as GEODESYS who produces the Report.
 "Order" means any request completed by the Customer requesting the Report.
 "Report" means the drainage and/or water report prepared by The Company in respect of the Property.
 "Property" means the address or location supplied by the Customer in the Order.
 "Customer" means the person, company, firm or other legal body placing the Order, either on their own behalf as Client, or, as an agent for a Client.
 "Client" means the person, company or body who is the intended recipient of the Report with an actual or potential interest in the Property.
 "Purchaser" means the actual or potential purchaser of the Property including their mortgage lender.

Agreement

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

The Report

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

Liability

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

Copyright and Confidentiality

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

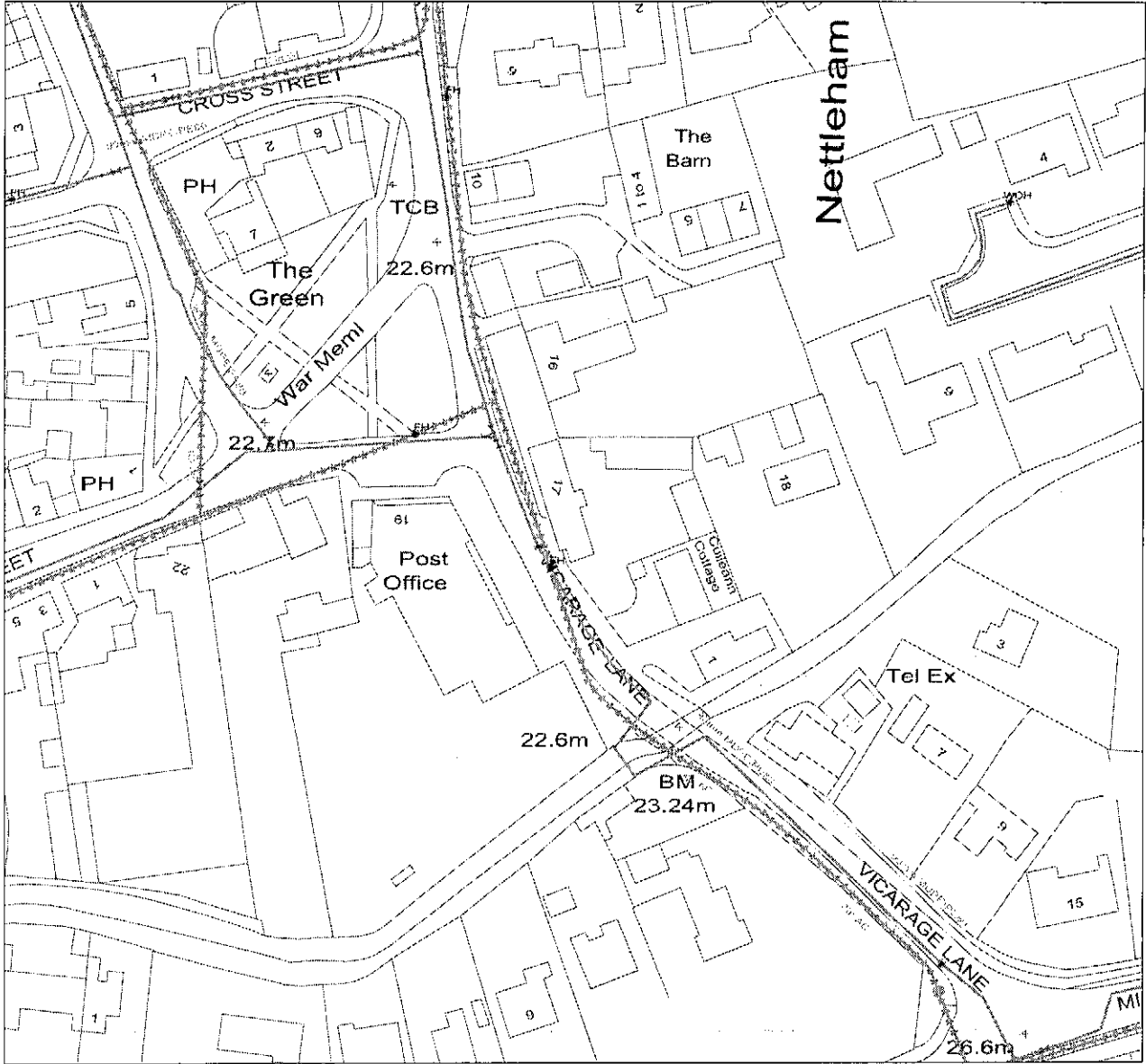
Payment

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

General

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

Property Address: 17 The Green, Nettleham, Lincoln, LN2 2NR



Map Centre 500948, 375366



PO Box 485, Huntingdon, PE29 6YB
DX 123730 Huntingdon 6

WATER ASSET LEGEND

Operational Potable Water

Decommissioned Water

Operational Raw Water

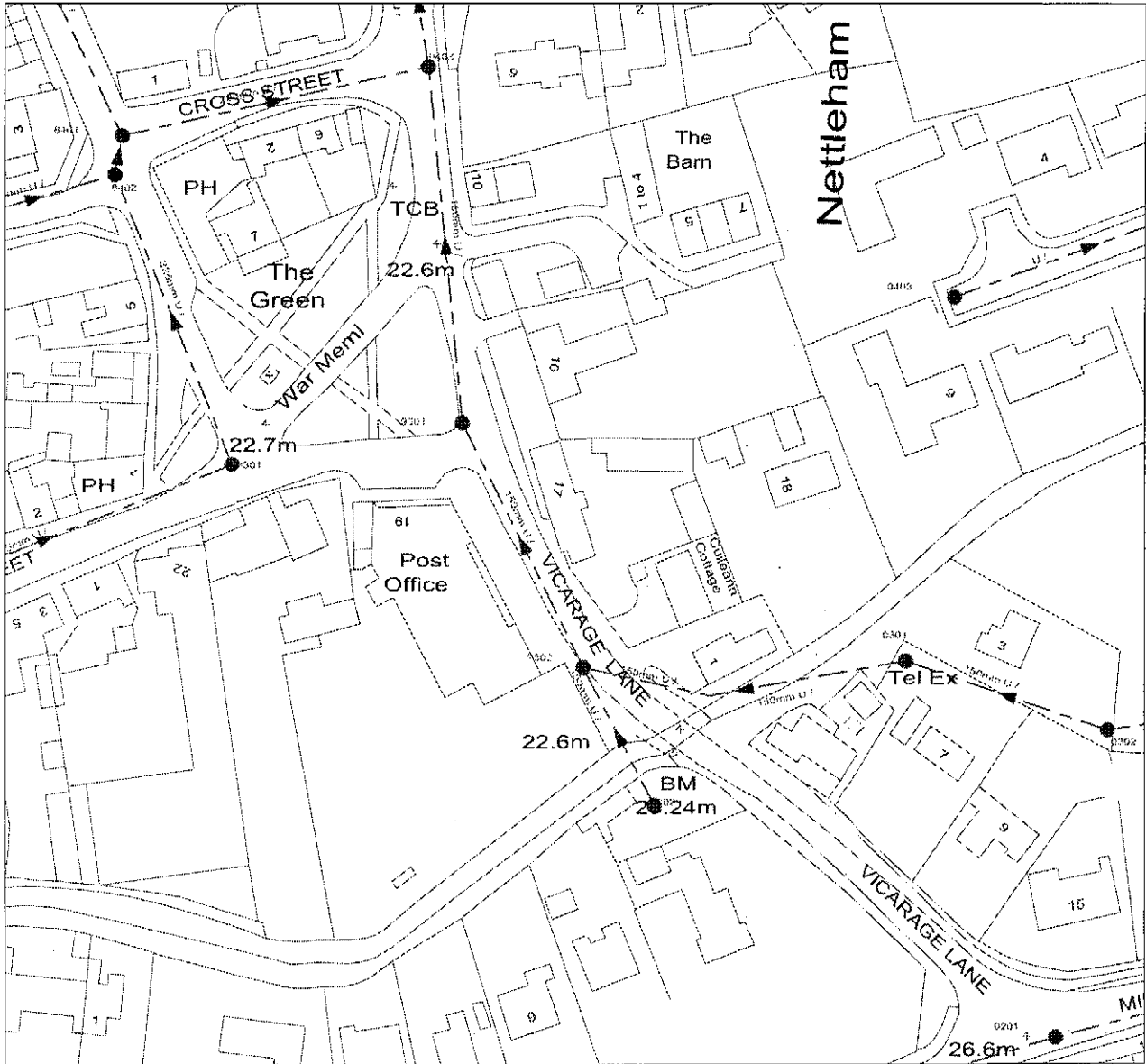
Title: B485148-1

Scale: 1:1250

Date: 02/06/2008 14:13

This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but the position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or drain or disposal main or any item of apparatus. This information is valid for the date printed. The plan is produced by Anglian Water Services Limited, trading as Geodesys from Ordnance Survey © Crown Copyright, WU 298492. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other use of the map data or further copies are not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Property Address: 17 The Green, Nettleham, Lincoln, LN2 2NR



0 50 100 150 Metres

Map Centre 500948, 375366



GEODESYS
LAND & PROPERTY INFORMATION

PO Box 485, Huntingdon, PE29 6YB
DX 123730 Huntingdon 6

SEWERAGE ASSET LEGEND

Foul Sewerage	Surface Sewerage	Decommissioned Sewerage	Foul	Surface	Combined
Combined Sewerage	S104/Private Sewerage	Rising Main			

Title: B485148-1

Scale: 1:1250

Date: 02/06/2008 14:13

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