

HOME INFORMATION PACK

For Property at:
34 Gaveller Road
Swindon, Wilts
SN25 2DQ



Supplied by Full HIP
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Home Information Pack Index

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34 Gaveller Road
Swindon, Wilts SN25 2DQ

About this index:

- Under the Home Information Pack (No. 2) Regulations 2007, an index which lists all the documents in a Home Information Pack must be included.
- Documents indicated as required need to be included in all cases where relevant. Authorised documents do not. Documents that are neither required nor authorised should not be included in the Pack. Advertising should not be included (document provider logos, signs & names are permitted).
- Where a document required by the Regulations is unavailable or unobtainable, the index indicates that a required document is missing, which document it is and the reason why. If the document exists and can be obtained the index indicates the steps being taken to obtain it and the date by which it is expected to be obtained. This date should be updated if it changes. The reason for a delay or any likely delay should also be given.
- The index to a Home Information Pack should be updated whenever the pack or a pack document is added or removed.
- Someone can complete this form on behalf of a seller.
- Guidance on the Regulations for Home Information Packs is available at www.homeinformationpacks.gov.uk

Seller's check of this form

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

The boxes below are checked to confirm that:

- This form has been completed by the seller(s) or with their authority; and
- to the best of the seller's knowledge, the answers are true and accurate.

All Properties - Required Documents

Home Information Pack document	Included <input checked="" type="checkbox"/> date on document and any further information	If it is required but not included: <ul style="list-style-type: none"> • steps being taken to obtain it; • date when it is expected to be obtained; • any reason for further delay and date expected
Marketing Release Date	24-Feb-2009	
First Completed Release Date	16-Mar-2010	
Index	<input checked="" type="checkbox"/> 16-Mar-2010	
Property Information Questionnaire	<input checked="" type="checkbox"/> 22-Feb-2009	
Energy Performance Certificate and Recommendation Report	<input checked="" type="checkbox"/> 29-Jul-2009	
Sale statement	<input checked="" type="checkbox"/> 24-Feb-2009	
Title information		
Official copy of the individual register	<input checked="" type="checkbox"/> 19-Feb-2010	
Official copy of the title plan	<input checked="" type="checkbox"/> 19-Feb-2010	
Search reports		
Local Authority Search	<input checked="" type="checkbox"/> 05-Mar-2010	
Drainage and Water Enquiries	<input checked="" type="checkbox"/> 23-Feb-2010	

Leasehold properties – Required Documents

Home Information Pack document	Included <input checked="" type="checkbox"/> with date and any further information	If it is required but not included: <ul style="list-style-type: none"> • steps being taken to obtain it; • date when it is expected to be obtained; • any reason for further delay and date expected
The lease, being either: <ul style="list-style-type: none"> • an “official” copy • the original lease or a true copy of it; or • an edited information document 	<input checked="" type="checkbox"/> 25-Jun-2004	Supplied by the Seller

Authorised Documents

Home Information Pack document	Included <input checked="" type="checkbox"/> date on document and any further information
Home Contents Form	<input checked="" type="checkbox"/> 22-Feb-2010
HIP Code Consumer Information Statement	Inside Rear Cover (Keeping to the HIP Code)
Full HIP Complaints Procedure	Inside Rear Cover

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Marketing Release Date	24-Feb-2009	
First Completed Release Date		Latest expected date: 10-Mar-2010
Index	<input checked="" type="checkbox"/> 24-Feb-2009	
Property Information Questionnaire	<input checked="" type="checkbox"/> 22-Feb-2009	
Energy Performance Certificate and Recommendation Report	<input checked="" type="checkbox"/> 29-Jul-2009	
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Official copy of the title plan	<input checked="" type="checkbox"/> 19-Feb-2010	
Search reports		
Local Authority Search	<input type="checkbox"/>	Requested (not required for marketing)
Drainage and Water Enquiries	<input type="checkbox"/>	Requested (not required for marketing)

Leasehold properties – Required Documents

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Full HIP Complaints Procedure	Inside Rear Cover

Property Information Questionnaire

About this form:

This form should be completed by the seller and must provide the information set out in Part 1 of this questionnaire. Where the property being sold is a leasehold property, the seller must also complete Part 2.

The seller may be the owner/s; a representative with the necessary authority to sell the property for a deceased owner; a representative with the necessary authority to sell the property for a living owner, or be selling in some other capacity. The form should be completed and read as though the questions were being answered by the owner.

If you are the seller, you should be aware:

Answers given in this form should be truthful and accurate to the best of your knowledge. The questions have been designed to help smooth the sale of your home. Misleading or incorrect answers are likely to be exposed later in the conveyancing process and may jeopardise the sale.

Information included in this form does not replace official documents or legal information. You should be prepared to provide such documents on request in support of the answers given in this form

If you hold any guarantees for work on your property, your buyer's conveyancer/solicitor is likely to ask for evidence. It is in your interest to make these available as soon as possible.

If anything changes to affect the information given in this form prior to the sale of your property, you should inform your conveyancer/solicitor or estate agent immediately.

If you are an estate agent, you should be aware:

This form should be completed by the seller but it is your responsibility to ensure that it is included in the Home Information Pack.

The Property Misdescriptions Act 1991 does not apply where the form has been completed solely by the seller.

If you are the buyer, you should be aware:

The information contained within this document should have been completed truthfully and accurately by the seller. However, the information only relates to the period during which the seller has owned the property and does not replace official documents or legal information. You should confirm any information with your conveyancer/solicitor.

Property Address: 34 Gaveller Road
Redhouse
Swindon
SN25 2DQ

Seller(s): Rachel Maule

Date: 22.02.10

Part 1 – All Properties

General:	
1. When was the property purchased?	June 2004 (mm/yyyy)
2. Is the property a listed building or contained in a listed building?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know
3. Which council tax band is the property in?	<input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H
4. What parking arrangements exist at your property?	<input checked="" type="checkbox"/> Garage <input type="checkbox"/> Allocated space <input type="checkbox"/> Driveway <input type="checkbox"/> On street <input type="checkbox"/> Resident permit <input type="checkbox"/> Metered <input type="checkbox"/> Shared <input type="checkbox"/> Other, specify:
Other issues affecting the property:	
5. Has there been any damage to your property as a result of storm or fire since you have owned it?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know
5a. If 'Yes' to Q5 please give brief details:	
6. If you have answered "yes" to question 5, was the damage subject to an insurance claim?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know
6a. If "yes", please state whether any claims are outstanding:	
7. Are you aware of any flooding at your property since you have owned it, or before?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know
7a. If "yes", please give details:	
8. Have you checked the freely available flood risk data at the Environment Agency's website? (http://www.environment-agency.gov.uk/homeandleisure/floods/)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>If "no" the buyer is advised to check the Environment Agency website for an indication of flood risk in the area.</i>
8a. If "yes", please give brief details:	
9. Has there been any treatment of, or preventative work for, dry rot, wet rot or damp in the property since you have owned it?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know
9a. If "yes", please give details of any guarantees relating to the work and who holds the guarantees:	
Utilities and Services:	
10. Is there central heating in the property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know
10a. If "yes", please give details of the type of central heating:	Gas-fired <input checked="" type="checkbox"/> Oil fired <input type="checkbox"/> Solid fuel <input type="checkbox"/> Other type <input type="checkbox"/>
10b. If 'Other type' briefly describe:	
11. When was your central heating, or other primary heating system, last serviced?	Year last serviced: 2006 (Is a report available? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No) <input type="checkbox"/> Not Serviced <input type="checkbox"/> Don't know
12. When was the electrical wiring in your property last checked?	Year last checked: July 2009 If year known is a report available? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Not Checked <input type="checkbox"/> Don't know <input type="checkbox"/>

13. Please indicate which services are connected to the property:
- | | | |
|----------------------------------|---|--|
| Electricity: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Water Supply (Mains or Private): | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Broadband: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Gas: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Telephone: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Cable TV or Satellite: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| *Drainage to public sewer: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

*If "no" please indicate whether there is a cesspool or septic tank?

Changes to the property:

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

Yes No Don't know

If 'No' proceed to the next question box

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

- 14b*. Was building regulation approval obtained?

Yes No Don't know

- 14c*. Was planning permission obtained?

Yes No Don't know

- 14d*. Was listed building consent obtained?

Yes No Don't know

* If the answer to 14b, c or d was "no", please state why not (e.g. "not required or "work completed under an approved person scheme):

15. Have you had replacement windows, doors, patio doors or double glazing installed in your property?

Yes No Don't know

- 15a. If "yes", please give details of changes and guarantees if held:

Access:

16. Do you have a right of access through any neighbouring homes, buildings or land?

Yes No Don't know

- a. If "yes", please give details:

17. Does any other person have a right of access through your property?

Yes No Don't know

- a. If "yes", please give details:

Is Tenure Leasehold:

18. Is your property a leasehold property?

Yes No

If "yes", please complete Part 2 of this questionnaire (not supplied for 'Freehold' properties)

Part 2 – Leasehold Properties

Only complete this part if the property is a leasehold property.

All leaseholders should have their own copy of the lease. Sometimes this is held by the mortgage lender or the conveyancer/solicitor who handled the purchase. A copy can normally be obtained from the Land Registry. It is unlikely that the managing agent will be able to provide a copy of the lease.

If you do not have a copy of your lease advise your HIP Provider as soon as possible.

If the lease is a new one and has not yet been granted, please answer the questions based on the draft terms of the lease.

Before entering into a binding commitment, buyers should confirm any matter relating to the leasehold ownership by reading the lease and checking the position with their conveyancer/solicitor.

19. What is the name of the person to whom you pay:	
a. Ground Rent:	<i>Notice given by: Bovis Homes, c/o Labyrinth Properties Client Account, 2 The Gardens Office Village, Fareham, Hampshire PO16 8SS</i>
b. Service Charges (If different from 19a. above):	<i>As Above</i>
<i>Note: The Landlord will normally be the person to whom the ground rent is payable, although it is possible that an agent may be employed to collect this on the landlord's behalf. The person or the organisation to whom the service charge is payable may be your landlord or head landlord or a resident's management company – you should find the landlord's details on your latest service charge demand.</i>	
20. How many years does the lease have left to run? 990 years	
<i>Note: The number of years is calculated by taking the original number of years the lease was granted for and deducting the number of years that have expired since the lease was first granted.</i>	
21. How much is your current annual ground rent? £ £50.00	
<i>Note: This information will be found in the lease.</i>	
22. How much is your current annual service charge? £ £542.56	
<i>Note: This information will be found on the previous year's service charge demands.</i>	
23. How much is your current annual buildings insurance premium (if not included in the service charge)? £ £0.00	
24. Are you aware of any proposed or ongoing major works to this property?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know	
a. If "yes", what type of works are they and what is the expected cost relating to this property (if known)?	
<i>Note: Leaseholders should have been notified of this as part of the required consultation process where their contribution towards the work exceeds £250.00</i>	
25. Does the lease prevent you from:	
a. Sub-letting?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know
b. Keeping pets?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know
26. Does the lease allow you to:	
a. Use a car parking space?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know
b. Have access to a communal garden?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know
27. Leases often permit or prevent certain types of activity relating to the use of the property, those in questions 25 are examples. Are there any other conditions or restrictions in the lease which could significantly impact on a person's use of the property?	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know	
a. If "yes", please specify:	

Energy Performance Certificate



34, Gaveller Road
SWINDON
SN25 2DQ

Dwelling type: Top floor flat
Date of assessment: 29 July 2009
Date of certificate: 29 July 2009
Reference number: 8502-8416-7520-8426-1313
Total floor area: 48 m²

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81 - 91) B	82	83
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
<i>Not energy efficient - higher running costs</i>		
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 are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81 - 91) B	81	81
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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	168 kWh/m ² per year	166 kWh/m ² per year
Carbon dioxide emissions	1.3 tonnes per year	1.3 tonnes per year
Lighting	£33 per year	£27 per year
Heating	£234 per year	£235 per year
Hot water	£71 per year	£71 per year

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

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



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

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

About this document

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

Assessor's accreditation number: NHER001996
Assessor's name: Mr STUART HOULDCROFT
Company name/trading name: Safety Testing (EPC) Ltd/Hea Services
Address: 54 Tattershall, Toothill, SWINDON, WILTS, SN5 8BX
Phone number: 01793 481345 or 0791
Fax number:
E-mail address: stuarthouldcroft@hotmail.com

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

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

About the building's performance ratings

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

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

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

About the impact of buildings on the environment

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

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

Visit the Government's website at www.communities.gov.uk/epbd to:

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

Recommended measures to improve this home's energy performance

34, Gaveller Road
SWINDON
SN25 2DQ

Date of certificate: 29 July 2009
Reference number: 8502-8416-7520-8426-1313

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.

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, as built, insulated (assumed)	Good	Good
Roofs	Pitched, 200mm loft insulation	Good	Good
Floor	To unheated space, insulated (assumed)	-	-
Windows	Fully double glazed	Good	Good
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	Low energy lighting in 75% of fixed outlets	Very good	Very good
Current energy efficiency rating		B 82	
Current environmental impact (CO₂) rating		B 81	

Low and zero carbon energy sources

None

Recommendations

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

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvements	
		Energy efficiency	Environmental impact
1 Low energy lighting for all fixed outlets	£6	B 83	B 81
Total	£6		
Potential energy efficiency rating		B 83	
Potential environmental impact (CO₂) rating			B 81

Further measures to achieve even higher standards

None

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

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

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

Lower cost measures (typically up to £500 each)

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

1 Low energy lighting

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

About the further measures to achieve even higher standards

Not applicable

What can I do today?

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

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions.
 - Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure that you only heat the building when necessary.
 - Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
 - Close your curtains at night to reduce heat escaping through the windows.
 - If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.
-

Sale Statement

For Property at:
34 Gaveller Road
Swindon, Wilts SN25 2DQ

	Statement
Is the property a flat or a house?	<input type="checkbox"/> Flat (incl. maisonette) or <input checked="" type="checkbox"/> House (incl. bungalow)
If it is a flat, what type of building is it in?	<input checked="" type="checkbox"/> Purpose built block <input type="checkbox"/> Converted house or <input type="checkbox"/> Conversion of commercial premises
The property is (or will be):	<input type="checkbox"/> Freehold <input type="checkbox"/> Commonhold <input checked="" type="checkbox"/> Leasehold starting from 1 January 2001 and with 990 years left on the lease
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
Registered Owners	RACHEL SAMANTHA MAULE
Name(s) of seller(s)	As Registered Owners
The capacity of the seller	<input checked="" type="checkbox"/> The owner or owners <input type="checkbox"/> A representative with the necessary authority to sell the property for an owner who has died <input type="checkbox"/> A representative with the necessary authority to sell the property for a living owner (for example with a power of attorney) <input type="checkbox"/> Other (please give details):
The property is being sold:	<input checked="" type="checkbox"/> With vacant possession <input type="checkbox"/> Section 171((2) of the Housing Act 2004 applies and part of the property is not being sold with vacant possession. Explanation of circumstances as follows:

Sale Statement

About this form:

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- If the property has not yet been completed or converted, the questions are answered as if the property has been completed or converted.
- All questions are answered by checking the relevant box and adding any further information as required. Where alternatives are offered, there is an indication of which one (or more) applies.

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- to the best of the seller's knowledge, the answers are true and accurate.

Dated: 24-Feb-2010



Evidence of Title And Plan



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 WT233283

Edition date 28.02.2006

- This official copy shows the entries on the register of title on 19 Feb 2010 at 12:55:10.
- 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 19 Feb 2010.
- 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 Weymouth Office.

A: Property Register

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

SWINDON

- 1 (24.09.2004) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 34 Gaveller Road, Swindon (SN25 2DQ).

NOTE 1: As to the part tinted pink on the title plan only the first floor is included in the title.

NOTE 2: As to the part tinted blue on the title plan only the ground floor and first floor are included in the title.

- 2 (24.09.2004) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 25 June 2004
Term : 999 years from 1 January 2001
Parties : (1) Bovis Homes Limited
(2) Rachel Samantha Maule
(3) Madison Walk Management Company Limited

- 3 (24.09.2004) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.

- 4 (24.09.2004) The lessor's title is registered.

- 5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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 (24.09.2004) PROPRIETOR: RACHEL SAMANTHA MAULE of 34 Gaveller Road, Swindon SN25 2DQ.
- 2 (24.09.2004) The price, other than rents, stated to have been paid on the grant of the lease was £128,500.

C: Charges Register

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

- 1 (24.09.2004) A Transfer of the freehold estate in the land in this title and other land dated 15 June 2001 made between (1) Crest Estates Limited (Transferor) and (2) Bovis Homes Limited (Transferee) contains the following covenants:-

"13.5 The Transferee covenants with the Transferor:

(a) and also as a separate covenant with every other person who at the date hereof is registered or entitled to be registered as the registered proprietor of the Retained Land (for the benefit of the Retained Land) and each and every part thereof and with the intention of binding the Property and each and every part thereof into whosoever hands the same may come but not so as to render any such person liable for any breach of such covenants after the date by which they shall have parted with all interest in the Property) for itself and its successors in title in the terms specified as follows:

(i) Not to pass or permit to pass into any Service Channels which pass through or under the Property and/or the Retained Land any poisonous or noxious or deleterious or solid effluent or other noxious or deleterious substance or matter (other than the normal substances for which the same are constructed) which shall (in any such case) cause an obstruction in or injure the same or pollute any water course into which water from the same shall ultimately pass

.....

(iii) Not to use the whole or any part of the property or any building thereon for the carrying out of any trade or business whatsoever nor for any purpose whatsoever other than as private residential dwellings landscaping and footpaths as may be required by the local planning authority or as part of a road or footpath which is the subject of an agreement made under Section 38 Highways Act 1980

(iv) Not to dispose of any part of the Property (except to the purchaser of land for electricity sub-stations gas governor kiosks and the like) without imposing a restrictive covenant for the benefit of the Retained Land and each and every part thereof so as to bind the property disposed of and each and every part thereof in the form of the covenant referred to in paragraph (iii) of this sub-clause (a) of this Clause 13.5

(v) Not without the prior written consent of the Transferor to grant or permit to be granted for the benefit of any land other than the Property or the Retained Land or part or parts thereof any right to connect to or use any Service Installations now or hereafter to be laid within the Property or any means of pedestrian or vehicular access to any roads or footpaths now or hereafter to be constructed on the Property

PROVIDED THAT the Transferor shall have power to release such covenants or any of them notwithstanding any disposal by it of any other part of the Retained Land (whether before or after the date of this Transfer) and without obtaining the consent of their successors in title

In this Transfer the following definitions shall apply:-

C: Charges Register continued

.....
"Consortium Agreement" the Agreement dated 16 June 2000 made between North Swindon Development Company Limited (1) the Transferor (2) McLagen Investments Limited (3) Bryant Homes Southern Limited (4) Wimpey Homes Holdings Limited (5) and Westbury Homes (Holdings) Limited (6)

"Council" Swindon Borough Council

"Planning Agreements" a Deed of agreement of or undertaking made under Section 106 of the Town and Country Planning Act 1990 Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 Section 38 and/or Section 278 of the Highways Act 1980 Section 111 of the Local Government Act 1972 Section 104 of the Water Industry Act 1991 and/or any other agreement obligation or undertaking made with a statutory or public authority or utility company relating to the development of the Property and the Retained Land

.....
"Retained Land" all that land (excluding the Property) comprised within Title Number WT46795 at the date hereof together with any other area of land adjoining the land comprised in the title number WT46795 at the date hereof that is acquired by the Transferor but excluding any land within Title Number WT46795 that is transferred to the Council or other statutory authority under the Planning Agreement or to any third party under the terms of the Consortium Agreement

"Service Channels" pipes wires cables sewers drains mains gulleys culverts gutters conduits ducts flues watercourses channels subways and other media"

NOTE: The land in this title forms part of the Property referred to.

- 2 (27.09.2005) REGISTERED CHARGE dated 22 September 2005.
- 3 (27.09.2005) Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.
- 4 (27.09.2005) The proprietor of the Charge dated 22 September 2005 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

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.

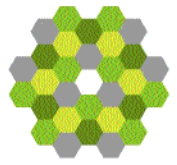
This official copy is issued on 19 February 2010 shows the state of this title plan on 19 February 2010 at 12:55:10. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It 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, Weymouth Office .

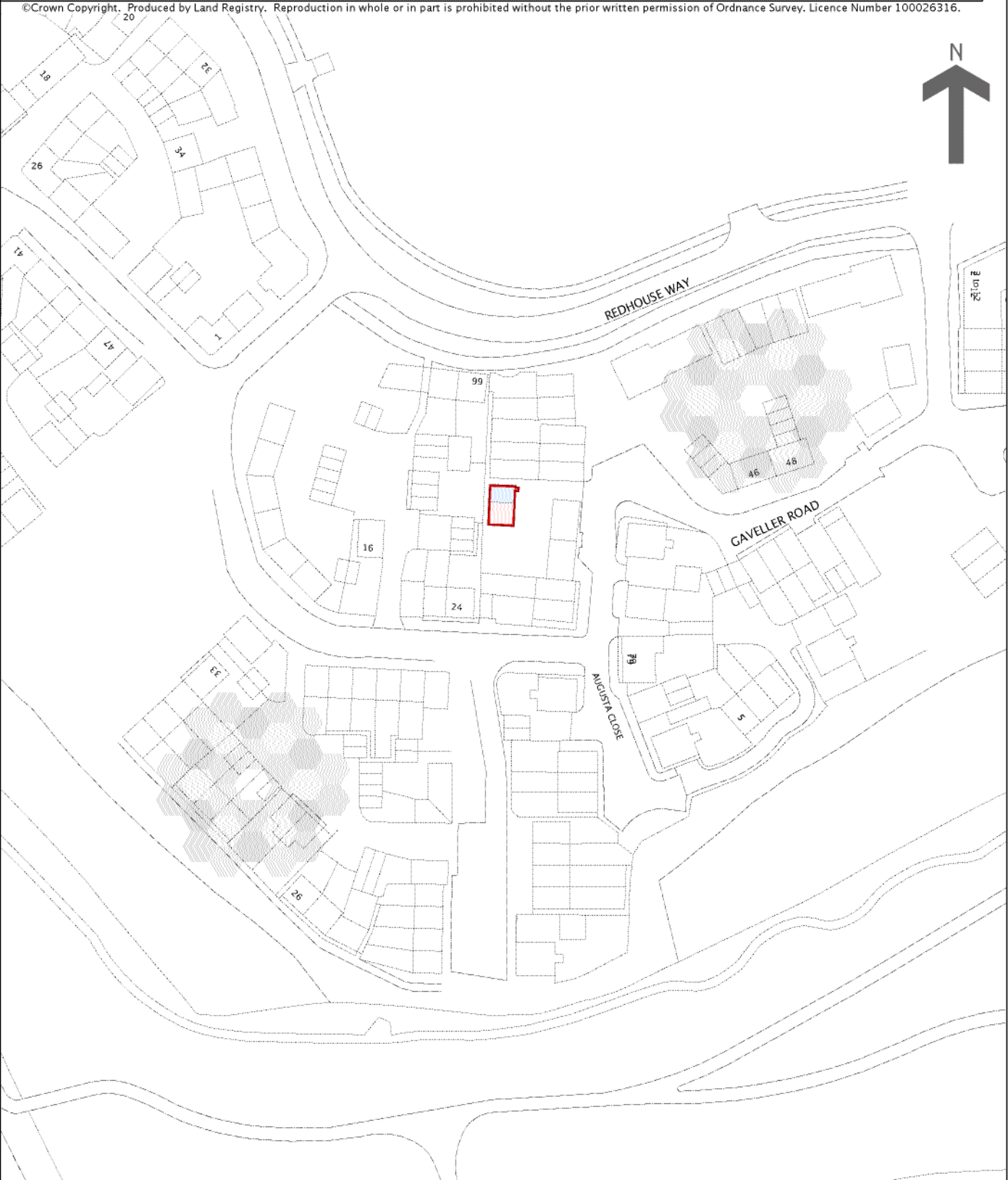


Land Registry Official copy of title plan

Title number WT233283
Ordnance Survey map reference SU1289SW
Scale 1:1250
Administrative area SWINDON



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Local Authority Search





Applicant:

TM Search Choice Ltd

Delta 200
Delta Business Park
Swindon
Wiltshire
SN5 7XD

**REGISTER OF LOCAL LAND CHARGES
OFFICIAL CERTIFICATE OF SEARCH**

Search Reference: 2010_00673
NLIS Reference:
Date: 02-Mar-2010

Official Search required in all parts of the Register of Local Land Charges for subsisting registrations against the land described and the plan submitted.

Land: 34, Gaveller Road
Redhouse
Swindon
SN25 2DQ

It is hereby certified that the search requested above reveals the 5 registrations described in the Schedule(s) hereto up to and including the date of this certificate.

A handwritten signature in black ink, appearing to read "Celia Carrington".

Celia Carrington
Group Director of Environment and Regeneration

REGISTER OF LOCAL LAND CHARGES

SWINDON BOROUGH COUNCIL

SCHEDULE TO OFFICIAL CERTIFICATE OF SEARCH

Date: 05/03/2010

Search No: 10/673

REGISTER: 34 Gaveller Road, Redhouse, Swindon, Wilts

Part:	Conditional Planning Permissions:	Other Entry Code:	Originating Authority:	Inspect At:	Registration Date:
			Swindon Borough Council	Information & Customer Support Tel: 01793 466109	
3	T/98/0472				12/06/2002
3		TPO			11/12/1987
3		S106 (Ref: T/98/0472)			16/06/2002
3		S106v			20/08/2002
3		S106v			07/08/2009

Key to Other Entry Codes

CONS.	Within Designated Conservation Area
DED	Dedication of Land
ENF	Enforcement Notice
PBL	Prescribed Building Line
LB	Listed Building
S52	Section 52 Agreement (Town & Country Planning Act)
S106	Section 106 Agreement (Town & Country Planning Act)
S106v	Variation to previous Section 106 Agreement (Town & Country Planning Act)
TPO	Tree Preservation Order

SITE HISTORY

Date:

Search No: 10/673

ADDRESS: 34 Gaveller Road, Redhouse, Swindon, Wilts

All post 1989 planning applications relevant for this site are listed below:

Application Number	Description	Decision Code	Decision Date
T/98/0472	Proposed town extension to include housing, employment, commercial uses, shopping, open space, roads, sewers and ancillary facilities.	PGC	12.06.2000
S/01/1947	Variation of conditions No 41 of planning permission S98/0472 relating to the number of dwellings that may be occupied prior to completion of highway works	PGN	23.08.2002
S/01/2045	Erection of 196 no dwellings and associated works	AOM	20.12.2001
S/02/2654	Erection of 4 no dwellings (revised house type) [Plots 99a, 99b, 198a and 198b only].	PGN	20.11.2002
S/RES/04/2719	Substitution of house types	AOM	15.10.2004

Key to Decision Codes:

AOM	Approval of matters	PEN	Pending application
GOA	Permission granted on appeal	REF	Permission refused
PGA	Part of application granted on appeal	RES	Reserved Matters
PGC	Permission granted WITH conditions	WDN	Withdrawn
PGN	Permission granted NO conditions		

If you require copies of any planning applications/decisions these can be obtained by contacting:

Development Control:

Tel: 01793 466340 or 01793 445500

Fax: 01793 466459

E-Mail: sbcdc@swindon.gov.uk

REPLIES TO ENQUIRIES OF LOCAL AUTHORITY CON29R (2007 Edition)

Applicant:

TM Search Choice Ltd

Delta 200
Delta Business Park
Swindon
Wiltshire
SN5 7XD

Search Reference: 2010_00673
NLIS Reference:
Date: 25-Feb-2010

Property: 34, Gaveller Road
Redhouse
Swindon
SN25 2DQ

Other Roads etc:

I refer to your Standard Enquiries relating to the above property. These replies relate to that property as shown on the location plan. The replies are given subject to the Notes to the Standard Enquiries.

All correspondence relating to these answers should quote the official Search Reference.



Celia Carrington
Director of Environment and Regeneration

F

Standard Enquiries of Local Authority

1. PLANNING AND BUILDING REGULATIONS

1.1. Planning and Building Decisions and Pending Applications

(a) planning permissions;
See enclosed site history

(b) listed building consents;
No site history

(c) conservation area consents;
No site history

(d) certificates lawfulness of proposed use or development;
No site history

(e) a certificate of lawfulness of proposed use or development;
No site history

(f) building regulation approvals;
The Borough Council has not supervised the building work to this property, in accordance with Part II of the Building Act 1984. The seller or developer should be asked to provide evidence of compliance with building regulations.

(g) building regulation completion certificate and;
None

(h) any building regulation certificate or notice issued in respect of work carried out under a competent person self certification scheme;
There are no certificates or notices issued by the Local Authority in respect of work carried out under a

Competent Persons Scheme. If any such work has not been subject to a Building Regulation application, the owner or occupier of the property should be asked to produce any such certificate.

Informative:

(1) The Council's computerised records of Planning Applications do not extend back before 1 January 1990 and this reply covers only the period since that date. Prior records would have to be searched manually.

For further information, copies and fees payable, please contact Information & Customer Services, Planning Department, Environmental Services, Premier House, Station Road, Swindon, Wiltshire, SN1 1TZ or DX 133055 Swindon 16. TEL: 01793 466283/466240/466284.

(2) The Council's computerised records of Building Regulation Approvals do not extend back before 1 January 1992 and this reply covers only the period since that date. Prior records would have to be searched manually at an additional cost. For further information, copies and fees payable, please contact Building Control on 01793 466070.

(3) FENSA Certificates not stored with the local authority, please refer to the supplier.

1.2. Planning Designations and Proposals

Oakhurst/Redhouse Framework 2001

Strategic Development Area

Road Construction/Improvement

Northern Development Area - Swindon Core Strategy. Proposed Submission Document. July 2009

Informative: (1) Swindon Borough Local Plan 2011 adopted July 2006, Wiltshire & Swindon Waste local Plan adopted March 2005 & Wiltshire & Swindon Structure Plan adopted April 2006. For further details of forward planning visit www.swindon.gov.uk/localplan.

2. ROADS

(a)

None of the roads, footways and footpaths that are mentioned in box B or C are recorded as highway maintainable at public expense.

Redhouse Way, from its roundabout junction with Red Oaks Primary School to the east, is the nearest publicly maintained road.

We can only comment on publicly maintained roads, footways and footpaths from the Highway Register. (Highways Act 1980 refers)

(b)

Gaveller Road is to be adopted as a highway maintainable at public expense under a Section 38 Agreement (Highways Act 1980) subject to the agreement being fully performed. The Agreement is supported by a bond. The extent of proposed adoption is as shown hatched orange on the plan.

(c)

None

(d)

None

Informative: (1) If a road, footpath or footway is not a highway, there may be no right to use it. The Council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

(2) We can only comment on the maintenance of roads and footpaths from the Highways records. For further information regarding replies to highway questions please contact the Highways Management Unit on 01793 466338. If you require information regarding the maintenance of grass verges etc. please contact Parks and Amenities, Swindon Services on 01793 464574.

3. OTHER MATTERS

3.1. Land required for Public Purposes

No

3.2. Land to be acquired for Road Works

No

3.3. Drainage Agreements and Consents

(a)

Not known

(b)

No.

Informative: Pre 1 April 2002 information only

Note: The sewerage undertaker for the area should also be asked about 3(b) and drainage generally.

Thames Water Property Insight.DX151280 Slough 13. Telephone 0118 923 6656 or visit www.twpropertyinsight.co.uk

3.4. Nearby Road Schemes

(a)

No

(b)

No

(c)

No

(d)

No

(e)

No

(f)

No

3.5. Nearby Railway Schemes

No

3.6. Traffic Schemes

(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

Informative: In some circumstances, road closure orders can be obtained by third parties from magistrates courts or can be made by the Secretary of State for Transport, without involving the Council.

3.7. Outstanding Notices

No

No

No

No

No

No

3.8. Contravention of Building Regulations

None

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

(a) enforcement notice;

No

(b) stop notice;

No

(c) listed building enforcement notice;

No

(d) breach of condition notice;

No

(e) planning contravention notice;

No

(f) other notice relating to breach of planning control;

No

(g) listed building repairs notice;

No

(h) in the case of a listed building deliberately allowed to fall into disrepair, compulsory purchase order with a direction for minimum compensation;

No

(i) building preservation notice;

No

(j) direction restricting permitted development;
No

(k) order revoking or modifying a planning permission;
No

(l) an order requiring discontinuance of use or alteration or removal of building or works;
No

(m) tree preservation order;
No

(n) proceedings to enforce a planning agreement or planning contribution;
No

3.10. Conservation Area
No

3.11. Compulsory Purchase
No

No

3.12. Contaminated Land

(a)
There are currently no entries in the register relating to this property.

(b)
The Council has not served nor resolved to serve any Notice under Section 78B(3) in relation to the property.

(c)

The Council has not consulted nor resolved to consult with the owner or occupier of the property under Section 78G(3) in relation to anything to be done on the property as a result of adjoining land being known to be contaminated.

Informative: A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it, and the reply may not disclose steps taken by another council in whose area adjacent or adjoining land is situated. For further information please contact Environmental Protection on 01793 466106/466096.

3.13. Radon Gas

Swindon Borough Council does not hold detailed information on radon levels within its area. The Health Protection Agency (HPA) holds information on radon levels in the UK, and conducts radon surveys for government departments, local councils, other organisations, and private householders. The HPA has published maps showing where high levels are more likely.

For more detailed information please refer to the HPA website on www.hpa.org.uk/HPA/ or contact the Environmental Enforcement Team, Wat Tyler House, Beckhampton Street, Swindon, Wiltshire, SN1 2JH. Telephone: 01793 445501.

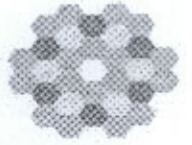
For further information please contact Environmental Protection on Tel 01793 466106 / 466096.

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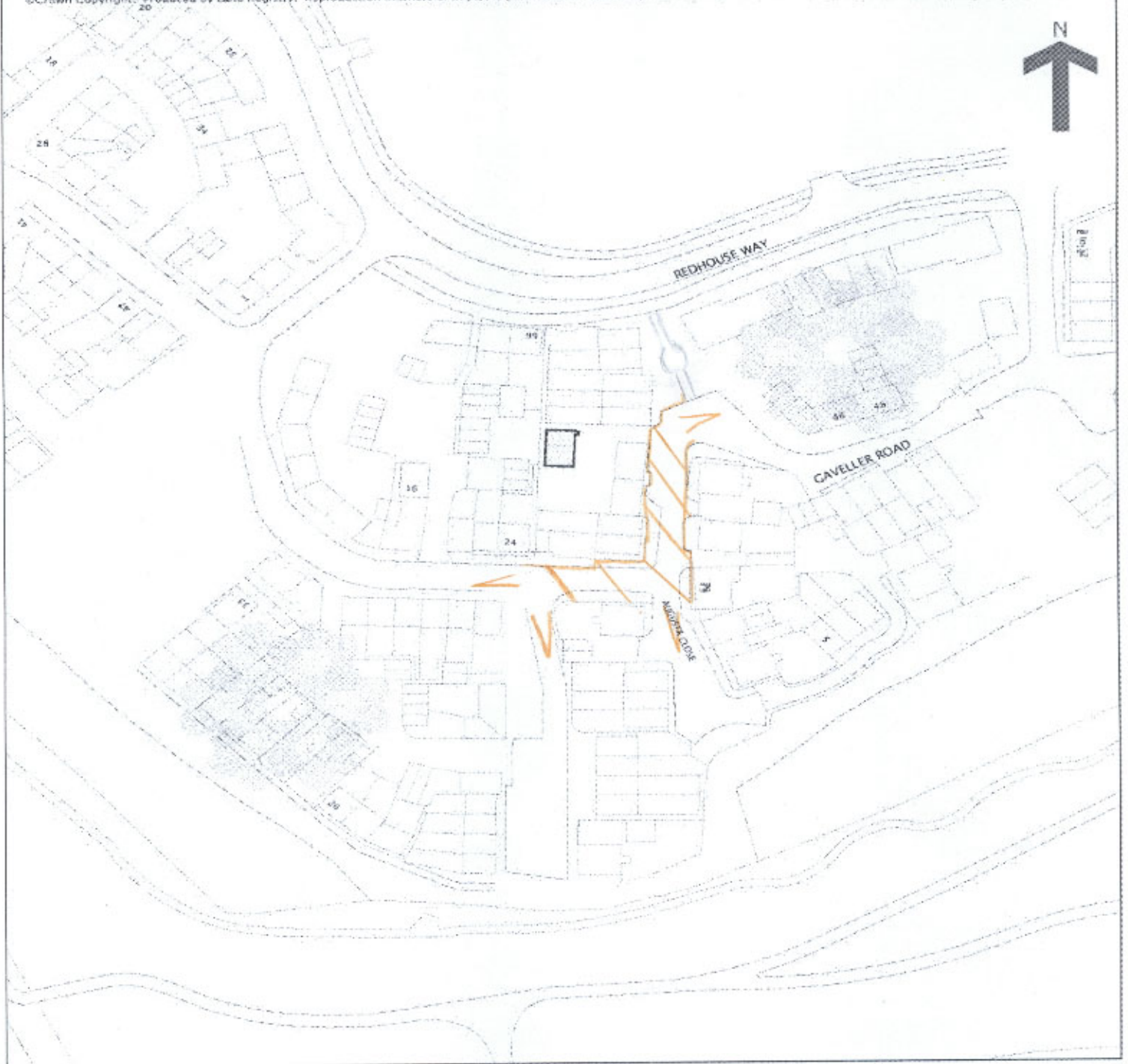
22 FEB 2010

Land Registry
Official copy of
title plan

Title number WT233283
Ordnance Survey map reference SU1289SW
Scale 1:1250
Administrative area SWINDON



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Drainage and Water Search



Residential

CON29DW Drainage & Water Search



TM Property Service Ltd.
743360 Swindon 31

Search address supplied 34
GAVELLER ROAD
SWINDON
SN252DQ

Your reference 7594827

Our reference DWS/DWS Standard/2010_1727810

Received date 19 February 2010

Search date 23 February 2010

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

Please Note:

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

Thames Water Utilities Ltd

Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

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

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

CON29DW
DRAINAGE AND WATER ENQUIRY

Residential

CON29DW Drainage & Water Search



Search address supplied: 34, GAVELLER ROAD, SWINDON, SN252DQ

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

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

The following records were searched in compiling this report: - the Map of Public Sewers, the Map of Waterworks, Water and Sewer billing records, Adoption of Public Sewer records, Building Over Public Sewer records, the Register of Properties subject to Internal Foul Flooding, the Register of Properties subject to Poor Water Pressure and the Drinking Water Register. Thames Water Utilities Ltd (TWUL), Clearwater Court, Vastern Road, Reading RG1 8DB, holds all of these.

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

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

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

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Residential

CON29DW Drainage & Water Search



Q1 – Interpretation of CON29DW Drainage and Water Search

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

Q2 – Enquiries and Response

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

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

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

For your guidance:

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

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Residential

CON29DW Drainage & Water Search



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

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

For your guidance:

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

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

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

For your guidance:

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

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DX 151280 Slough 13

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No. 2366661, Registered office
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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 drain to a public sewer.

For your guidance:

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

Thames Water Utilities Ltd

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Residential

CON29DW Drainage & Water Search



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

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

For your guidance:

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

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

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

For your guidance:

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

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

The public sewer map 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.

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

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

For your guidance:

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

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

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

For your guidance:

- The "water mains" in this context are those, which are vested in and maintainable by the water company under statute.
- Assets other than public water mains may be shown on the plan, for information only.

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- Water companies are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

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

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

For your guidance:

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

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

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

Q13 – Is the property connected to mains water supply?

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

For your guidance:

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

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

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

For your guidance:

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

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

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

For your guidance:

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

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

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

For your guidance:

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

Q17 – Is a surface water drainage charge payable?

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

For your guidance:

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

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

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

For your guidance:

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

Q19 – Who bills the property for sewerage services?

The property is billed for sewerage services by;

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

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

Q20 – Who bills the property for water services?

The property is billed for water services by;

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

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

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

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

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For your guidance:

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

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

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

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For your guidance:

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

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

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

The analysis confirmed that tests failed to meet the standards of the 2000 Regulations or the 2001 Regulations, in relation to another substance or substances, and these are: 1 out of 53 tests failed to meet the standard for Aluminium.

For your guidance:

- The statement about the quality of drinking water (above) is based on samples taken, during 2008, across an area that may contain more than 50,000 properties (a Water Supply Zone). The information given only provides a general indication of water quality and should not be used to determine water quality at a particular property. Where the report shows a sample has failed to meet the required standards, this is normally due to isolated local circumstances.
- Thames Water investigates all infringements of drinking water quality standards and takes appropriate corrective actions to resolve any problems. If there were any risk to public health from the quality of drinking water supplied, the Company would have informed customers immediately and advised not to drink the water until the issue had been resolved.
- Water companies have a duty to provide wholesome water that meets the standards of the Water Supply (Water Quality) Regulations 2000. However, the householder is responsible for any deterioration in water quality that is a result of the domestic distribution system (the supply pipe and the plumbing within the property) that results in the standards not being met.
- In England and Wales these regulations implement the requirements of the European Drinking Directive 98/83/EC. The 2000 regulations impose standards for a range of parameters, which are either health based to ensure the water is safe to drink or to ensure the water is aesthetically acceptable. They also require that drinking water should not contain any element, organism or substance (whether or not a parameter) at a concentration or value, which would be detrimental to public health.
- Water quality is normally tested at the tap used for domestic consumption, normally the kitchen. However, the householder is responsible for any of deterioration in water quality that is a result of the domestic distribution system (the supply pipe and the plumbing within the property) that results in the standards not being met.
- If there are concerns that lead pipes within the property may be causing high levels of lead in your drinking water please contact your water company mentioned in Question 12 for further advice.

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

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

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

For your guidance:

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

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

The nearest sewage treatment works is 3.349 kilometers to the north east of the property. The name of the nearest sewage treatment works is BLUNSDON STW.

For your guidance:

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

Payment for this Search

A charge will be added to your suppliers account.

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

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

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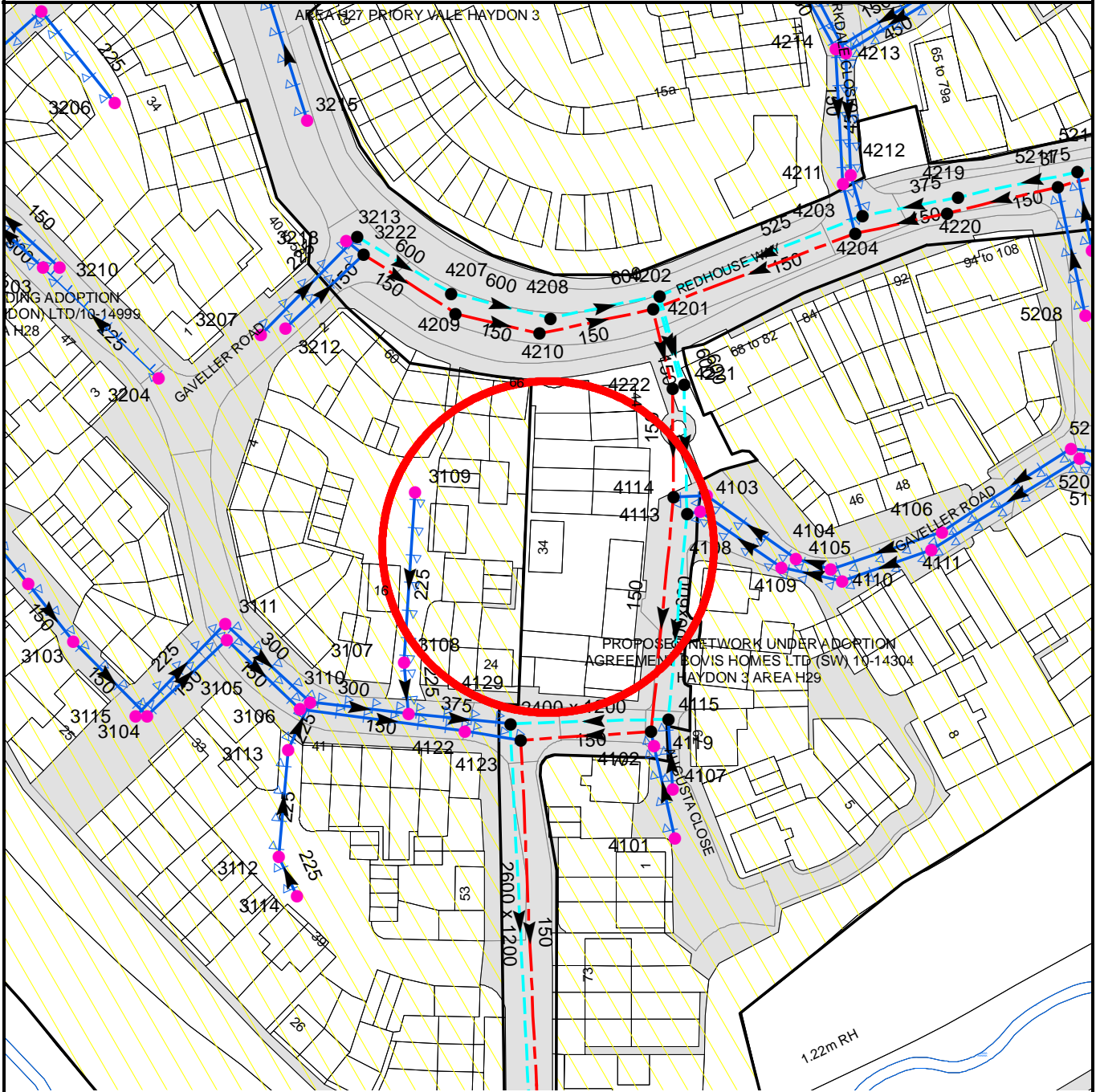
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**Residential CON29DW Drainage & Water Search Sewer Map-DWS/DWS
Standard/2010_1727810**



The width of the displayed area is 200m












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

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Residential Drainage & Water Search Sewer Key






Public Sewer Pipes (Operated & Maintained by Thames Water)

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

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

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

Other Symbols

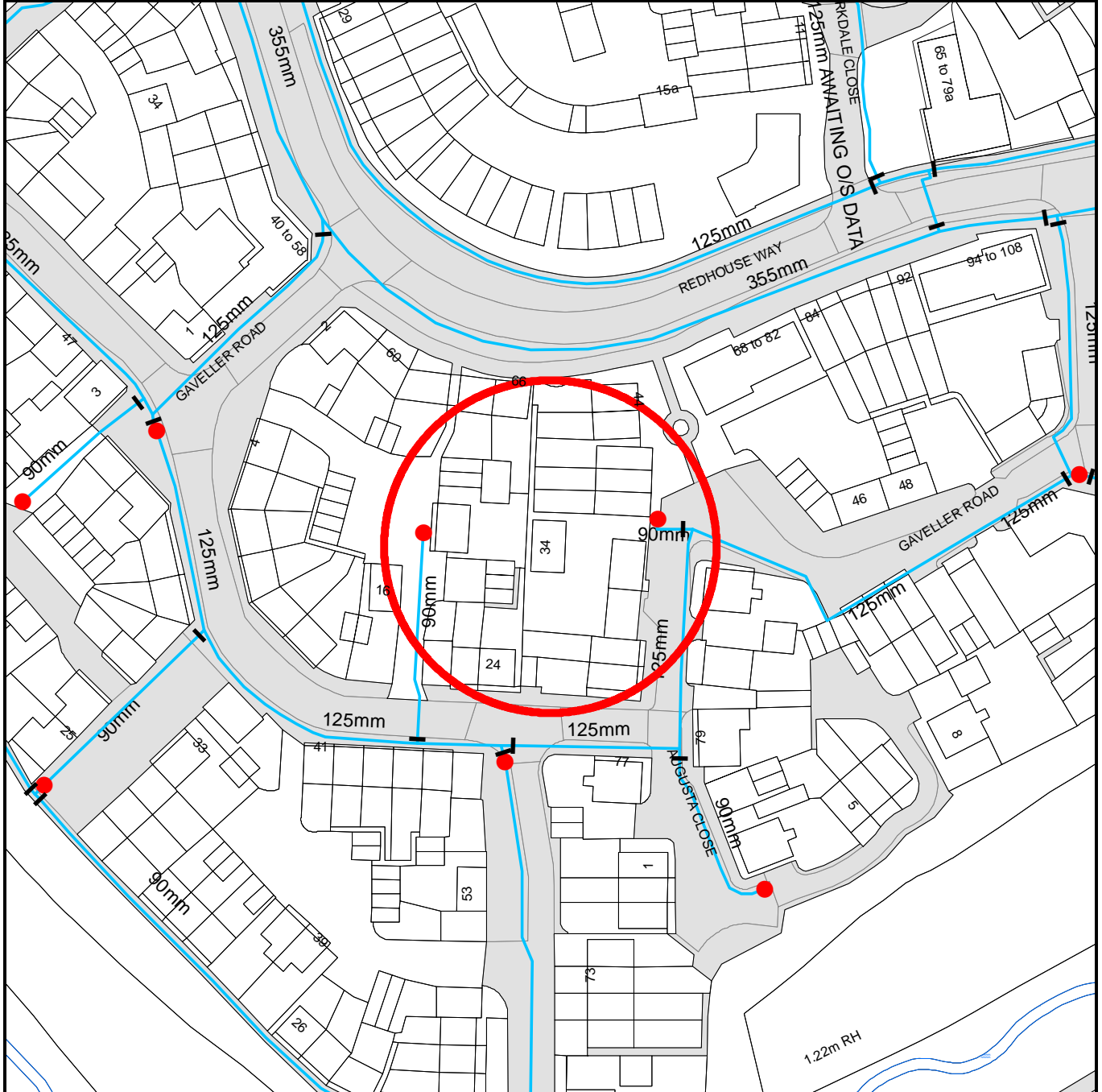
-  **Undefined Ends:** These symbols represent the point at which a pipe continues but no records of its position are currently held by Thames Water. These symbols are rare but may be found on any of the public sewer types.
-  
-  /  **Public/Private Pumping Station:** Foul or Surface water pumping station.

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.

- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.
- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0118 925 1504.

**Residential CON29DW Drainage & Water Search Water Map-DWS/DWS
Standard/2010_1727810**



The width of the displayed area is 200m


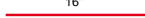

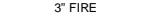



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Residential Drainage & Water Search Water Key





Public Water Pipes (Operated & Maintained by Thames Water)

-  **4"** **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
-  **16"** **Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
-  **3" SUPPLY** **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
-  **3" FIRE** **Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
-  **3" METERED** **Metered Pipe:** A metered pipe indicates that the pipe in question supplies water for a single property or group of properties and that the quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
-  **Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
-  **Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.



Depth of Water Pipes (Normal Cover)

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

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

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

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

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

Note:

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

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

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

Definitions

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

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

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

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

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

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

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

Agreement

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

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

The Report

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

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

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

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

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

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

Liability

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

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

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

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

Copyright and Confidentiality

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

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

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

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

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

Payment

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

General

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

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

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

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

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

Lease

Dated: 25 June 2004

Parties

- (1) Bovis Homes Limited**
- (2) Rachel Samantha Maule**
- (3) Madison Walk Management Co. Ltd.**

Relating to:

**34 Gaveller Road
Swindon, Wilts
SN25 2DQ**

Documents supplied by the Seller

H.M. LAND REGISTRY

LAND REGISTRATION ACTS 1925 to 2002

LEASE OF PART

COUNTY AND DISTRICT WILTSHIRE : SWINDON

TITLE NUMBER WT202428

PROPERTY PLOT 95 MADISON WALK

DATE 25TH JUNE 2004

Particulars

1. Landlord: BOVIS HOMES LIMITED (Company Registration Number 397634) whose registered office is at The Manor House North Ash Road New Ash Green Longfield Kent DA3 8HQ and includes the person for the time being entitled to the reversion immediately expectant upon the term granted by this lease.

2. Tenant: RACHEL SAMANTHA MAULE of 42 Northbourne Road St Andrews Ridge Swindon and includes the person for the time being entitled to the term hereby granted and where the Tenant is more than one person all covenants and agreements on the part of the Tenant herein contained shall be deemed to have been made jointly and severally by all such persons constituting the Tenant.

3. Management Company: MADISON WALK MANAGEMENT COMPANY LIMITED (Company Registration Number 4494720) whose registered office is at Belcon House Essex Road Hoddesdon Hertfordshire EN11 0DR

4. Premium: ONE HUNDRED AND TWENTY EIGHT THOUSAND FIVE HUNDRED POUNDS (£128,500.00)

5. Term: 999 years from the 1st January 2001

6. Demised Premises: Plot 95 intended to be known as Number 34 Gaveller Road Swindon Wiltshire and more particularly described in the First Schedule

7. Ground Rent: £50.00

8. Certified Sum: £250,000.00

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THE EIGHTH SCHEDULE:

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Deed of covenant

WHEREAS:

(1) The Landlord has previously granted leases of or intends hereafter to grant leases of the Apartments and Garages (other than the Demised Premises) forming part of the Buildings as separate and distinct properties and the Landlord has in every such lease imposed and intends in every future lease to impose the obligations set out in the Fourth and the Seventh Schedules to the intent that the tenant for the time being of any one of the Apartments or Garages may enforce the observance by the tenant of any other of the Apartments or Garages of the covenants in the form set out in the Fourth Schedule

(2) The Landlord has agreed to grant to the Tenant a lease of the Demised Premises for the consideration at the rent and on the terms and conditions set out in this lease and the Management Company has agreed to join in this lease

(3) The Management Company has been incorporated for the purposes of (inter alia) managing and maintaining the Common Parts and the Common Area

1. Meanings

In this lease and its schedules the following words and phrases shall have the following meanings:

1.1 'Accessways' means the Private Driveway and Private Footpath (both identified by the legend on the Plan) and any entrances halls staircases landings or corridors now or hereafter constructed within the Buildings for the common use of the Demised Premises and another of the Apartments

1.2 'Apartments' means the apartments within the Buildings

1.3 'Buildings' means the fourteen blocks each comprising one apartment and three garages of which the Demised Premises forms part

1.4 'Common Area' means the Bin Collection Points, Casual Parking Spaces, areas of open space and the Estate Roads (but only those areas of Open Space and such parts of the Estate Roads which are not to be maintained at public expense) within the Estate

1.5 'Common Parts' means the main structure of the Buildings, the Accessways, the Estate Service Installations and the corresponding parts of the other lettable parts of the Buildings as more particularly described in Part Two of the Seventh Schedule

1.6 'Estate' means all or any part of the land now or formerly registered under the above title

1.7 'Estate Roads' means the roads and footpaths now or hereafter constructed within the land comprised in the Title Number referred to above and intended to be maintained at public expense

1.8 'Estate Service Installations' means all drains channels sewers pipes wires cables conduits aerials tanks watercourses gutters soakaways and other conducting media whatsoever and any structures incidental to the user thereof (and all other apparatus for the supply of water gas electricity telephone or television signals) now or hereafter within the Perpetuity Period constructed excluding such service installations exclusively serving the Demised Premises

1.9 'Garages' means the garages within the Buildings

1.10 'Interest' means interest at the rate of four per cent per annum above the base rate (or such other rate replacing the same by reference to which Barclays Bank plc or such other clearing bank as hereinafter provided determines its rate of interest) of Barclays Bank plc (or such other London clearing bank as the Management Company may nominate) prevailing from time to time

1.11 'Leases' means any leases granted or to be granted by the Landlord of the Apartments or the Garages

1.12 'Particulars' means the particulars specified on the front sheet of this lease

1.13 'Perpetuity Period' means the period of eighty years from the 1st January 2001

1.14 'Plan' means the plan annexed to this lease

1.15 'Transfer Date' means the date on which the transfer of the Common Area by the Landlord to the Management Company is completed

2. Demise

2.1 IN pursuance of the said agreement and in consideration of the premium specified in clause 4 of the Particulars now paid by the Tenant to the Landlord (the receipt whereof is hereby acknowledged) and of the rents and covenants on the part of the Tenant hereinafter reserved and contained THE LANDLORD with full title guarantee (except that the covenant set out in section 3[1] of the Law of Property [Miscellaneous Provisions] Act 1994 does not extend to any charge incumbrance or other right which the Landlord does not know about) HEREBY DEMISES unto the Tenant ALL AND SINGULAR the Demised Premises TOGETHER WITH the rights set out in the Second Schedule TO HOLD the same unto the Tenant for the Term specified in clause 5 of the Particulars SUBJECT TO the rights set out in the Third Schedule (which so far as not already affecting the Landlord's estate in the Demised Premises are hereby excepted and reserved from this demise) and to the covenants on the parts of the Tenant hereinafter contained PAYING the Ground Rent yearly AND also PAYING on demand by way of further rent the service charges more particularly described in Part One of the Seventh Schedule and in the Eighth Schedule

2.2 THE Tenant(s) declare(s) that the survivor of them can / cannot give a valid receipt for capital money arising on a disposition of the Demised Premises

3. The Tenant Covenants

THE Tenant for the mutual protection of the Landlord and of the Management Company and also of the registered proprietors of other parts of the Buildings (for the benefit of the Estate and each and every part thereof and with the intention of binding the Demised Premises) HEREBY COVENANTS with the Landlord and the Management Company

3.1. to observe and perform the obligations on the part of the Tenant set out in the Fourth Seventh and Eighth Schedules

3.2. that the Tenant will immediately following execution of this Lease:

3.2.1 apply to become a Member of the Management Company in accordance with its Articles of Association and upon becoming a Member will continue to be so whilst he remains as a Tenant and agrees that execution of this Lease may be treated as an application for membership of the Management Company

3.2.2 comply with all the provisions of the Management Company's Memorandum and Articles of Association at all times

4. The Landlord Covenants

THE Landlord relying on the covenants on the part of the Tenant set out in this lease HEREBY COVENANTS with the Tenant to observe and perform the obligations on the part of the Landlord set out in the Fifth Schedule

5. The Management Company Covenants

THE Management Company relying on the covenants on the part of the Tenant set out in this lease HEREBY COVENANTS with the Landlord and as a separate covenant with the Tenant to observe and perform the obligations on the part of the Management Company set out in the Seventh Schedule

6. The Management Company Rights

THE Landlord HEREBY GRANTS to the Management Company such rights of entry onto the Demised Premises and access and egress on over and through the other parts of the Estate as are necessary for the Management Company to carry out its obligations set out in this lease

7. Agreements and Declarations

IT IS HEREBY AGREED AND DECLARED as follows:

7.1 that if any rent hereby reserved or any part thereof shall be unpaid for twenty one days next after the same shall have become due (whether the same shall have been lawfully demanded or not) or if any covenant by the Tenant or condition herein contained shall not be performed or observed by the Tenant then and in any such case it shall be lawful for the Landlord or any person or persons authorised by it in that behalf at any time thereafter to re-enter the Demised Premises or any part thereof in the name of the whole and thereupon this demise shall absolutely determine but without prejudice to the right of action of the Landlord in respect of any antecedent breach or non-observance by the Tenant of the covenants or conditions herein contained

7.2.1 that the Management Company shall be entitled by giving written notice to the Tenant to vary the Tenant's Proportion from time to time as a consequence of any alteration or addition to the Buildings or any alteration in the arrangements for provision of services therein or any other relevant circumstances

7.2.2 that any variation in the Tenant's Proportion shall take effect from such date as the Management Company may specify in such written notice having regard to the date of occurrence of the reason for such variation

7.3 that all the said Schedules are imported into the operative part of this lease

7.4 that in the event of the Demised Premises or any part thereof at any time during the said term being so damaged or destroyed by fire or any of the other risks insured against by the Management Company as to be unfit for habitation and use then the rents hereby reserved according to the nature and extent of the damage sustained shall be reduced on an equitable basis until the Demised Premises shall again be rendered fit for habitation and use

7.5 that all the rights and obligations of the Landlord and the Tenant respectively under this lease shall be incident to and devolve with the legal reversion immediately expectant on the Term specified in clause 5 of the Particulars and with the leasehold interest created by this lease and shall accordingly be enjoyed and performed by the person in whom such reversion and leasehold interest respectively shall for the time being be vested

7.6 section 196 of the Law of Property Act 1925 shall apply to any notice demand or other instrument authorised to be served hereunder and any notice served by the Landlord shall be sufficiently served by any agent of the Landlord

8. Land Registry Restriction

THE parties to this lease hereby apply to the Chief Land Registrar for the following entry to be noted in the proprietorship register of the title to this lease:

"No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a certificate signed by the solicitor secretary or other duly authorised agent Madison Walk Management Company Limited that the provisions of clause 17 of the Fourth Schedule to the lease under which the land is held have been complied with"

9. Certificate of value

IT is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the Certified Sum

THE FIRST SCHEDULE: The Demised Premises

The property referred to in clause 6 of the Particulars which is on the first floor only (except for the garden area [if any] the garage and entrance hall which form part of the property as are on the ground floor) of the land edged red on the Plan including:

1. the floor and ceiling finishes (but not any other part) of the floor joists or slabs and the ceiling joists or slabs that bound the Demised Premises
2. the interior finishes of the walls that bound the Demised Premises
3. the inner half severed medially of any internal non-load bearing walls that divide the Demised Premises from any other part of the Buildings
4. the whole of any internal non-load bearing walls wholly comprised in the Demised Premises
5. the windows and their frames in the Premises and the door to the Demised Premises from another part of the Buildings
6. all other internal parts of the Demised Premises not specifically mentioned in this lease excluding any service media which does not exclusively serve the Demised Premises
7. any service media exclusively serving the Demised Premises

THE SECOND SCHEDULE: Rights included in the demise

Subject to the Tenant paying the service charges more particularly described in part one of the Seventh Schedule the right for the Tenant and all persons authorised by the Tenant in common with all other persons having a similar right:

1. to pass with or without vehicles over the Estate Roads
2. so far as is necessary to gain access to and egress from the Demised Premises to pass with or without vehicles over the Accessways but on foot only over those parts of the Accessways intended for pedestrian use
3. to use the Estate Service Installations for the passage of water sewage gas electricity telephone or television signals and other services
4. to use a bin store (if any) adjacent to the Buildings
5. to use any facilities or other things not otherwise mentioned provided for the common use of the Tenant and all other persons having a similar right
6. to retain in place any part of the Demised Premises which overhang or protrude into any other part of the Estate
7. to have the Demised Premises supported sheltered and protected by all other parts of the Estate and the Buildings
8. to enter upon such other parts of the Estate (other than the site of any electricity substation or similar installation) as are necessary at all reasonable times upon reasonable notice in writing (except in the case of an emergency when no notice will be required) for the purposes of inspecting maintaining repairing and renewing the Demised Premises and the service media exclusively serving the Demised Premises

THE THIRD SCHEDULE: Rights to which the demise is subject

1. The rights (which so far as not already created are hereby reserved) of the Landlord and other the registered proprietors from time to time of any part of the Development and all persons authorised by them:
 - 1.1 to use the Estate Service Installations in the Demised Premises for the passage of water sewage gas electricity telephone or television signals and other services
 - 1.2 to retain in place any parts of the Estate and other parts of the Buildings which overhang or protrude into the Demised Premises
 - 1.3 to have all parts of the Estate and other parts of the Buildings supported sheltered and protected by the Demised Premises
 - 1.4 to enter upon the Demised Premises at all reasonable times upon reasonable notice in writing (except in cases of emergency when no notice shall be required) so far as may be necessary:
 - 1.4.1 to repair any part of (and to prevent any damage to) the Buildings or any other part of the Development or the adjoining or contiguous premises and to make repair maintain rebuild cleanse and to lay down maintain repair and test all Estate Service Installations;
 - 1.4.2 to view and examine the state and condition of the Demised Premises
 - 1.4.3 to make good all defects decays and wants of repair of which notice in writing shall be given by the Landlord or the Management Company to the Tenant and for which the Tenant may be liable hereunder within two months after the giving of such notice
 - 1.5 so far as is necessary to gain access to and egress from another of the Apartments or any other part of the Estate to pass with or without vehicles over the Accessways but on foot only over those parts of the Accessways intended for pedestrian use
2. The rights of the Management Company more particularly referred to in clause 6 of this lease

THE FOURTH SCHEDULE: Covenants by the Tenant

1. Ground rent

To pay the Ground Rent specified in clause 7 of the Particulars on 1st January in each year.

2. Rates taxes and Vat

To pay and to indemnify the Landlord and the Management Company against:

- 2.1 all rates taxes assessments charges duties impositions and other outgoings whatsoever which are now or during the Term shall be assessed charged or imposed upon the Demised Premises or upon the owner or occupier of them
- 2.2 VAT (or any tax of a similar nature that may be substituted for it or levied in addition to it) chargeable in respect of any payment made by the Tenant under any of the terms of this lease or in respect of any payment made by the Landlord or the Management Company where the Tenant agrees in this lease to reimburse either of them

3. Interest

To pay Interest on all rent or other sums payable by the Tenant which are in arrears and unpaid for more than fourteen days after the same shall become due and payable under this lease whether formally demanded or not

4. Service indemnity

To keep the Management Company and the Landlord indemnified in respect of any charges for water electricity and gas or other services payable in respect of the Demised Premises such sums to be repaid to the Landlord or the Management Company on demand

5. Repair

To repair and keep the Demised Premises and all additions and improvements in good and substantial repair order and condition at all times during the Term including the renewal and replacement forthwith of all worn or damaged parts but so that the Tenant shall not be liable for any damage which may be caused by any of the risks covered by the insurance referred to in paragraph 6 of Part Two of the Seventh Schedule (unless such insurance shall be wholly or partially vitiated by any act or default of the Tenant or of any member of the family employee or visitor of the Tenant or other such occupiers) or for any work for which the Management Company may be expressly liable under the covenants on the part of the Management Company hereinafter contained

6. Decorate

As often as may be necessary and at least once in every fifth year and in the last year of the term to paint with two coats of the best quality paint and in a proper and workmanlike manner all the internal wood metal stone and other work of the Demised Premises which usually are or ought to be painted and at the time of every inside painting to decorate and colour all such parts of the inside of the Demised Premises as are usually or ought to be so dealt with and to paper with paper of suitable quality such parts there of as are usually papered

7. Clean windows

To clean all the interior surfaces of all windows of the Demised Premises as often as is reasonably necessary

8. Permit access

To permit the Landlord, the Management Company and others authorised by either of them with or without workmen and others at all reasonable times on notice (except in case of emergency when no notice shall be required) to enter into and upon the Demised Premises or any part thereof for the following purposes namely:

8.1 to repair any part of (and to prevent any damage to) the Buildings or any other part of the Estate or the adjoining or contiguous premises and to make repair maintain rebuild cleanse and to lay down maintain repair and test all Estate Service Installations and for similar purposes the Landlord, Management Company or other persons exercising such right (as the case may be) doing no unnecessary damage and making good all damage occasioned thereby to the Demised Premises

8.2 to view and examine the state and condition of the Demised Premises

8.3 to make good all defects decays and wants of repair of which notice in writing shall be given by the Landlord or the Management Company to the Tenant and for which the Tenant may be liable hereunder within two months after the giving of such notice

9. Insurance

9.1 Not to insure the Demised Premises against any risks covered by the Management Company nor to do or omit to do anything which may make void or voidable any policy or policies of insurance of the Buildings or the contents of any other of the Apartments or which may cause any increased premium to be payable or reduce the amount payable on claims under any such policy or policies

9.2 Not to do or permit or suffer any act or omission which may render any increased or extra premium payable for the insurance of the Buildings or any part thereof or which may make void or voidable any such insurance or the insurance of the Premises adjoining the Buildings and so far as the Tenant is liable hereunder to comply in all respects with the reasonable requirements of the insurer with which the Buildings or any part thereof may for the time being be insured and to make good to the Management Company all loss or damage sustained by the Management Company consequent on any breach of this clause

10. Sections 146 and 147

To pay all costs charges and expenses (including legal costs and fees payable to a surveyor) incurred by the Landlord in or in contemplation of any proceedings or the service of any notice under sections 146 and 147 of The Law of Property Act 1925 including the reasonable costs charges and expenses aforesaid of and incidental to the inspection of the Demised Premises the drawing up of schedules of dilapidations and notices and any inspection to ascertain whether any notice has been complied with and such costs charges and expenses shall be paid whether or not forfeiture for any breach shall be avoided otherwise than by relief granted by the Court.

11. Use

11.1 To use the Demised Premises as a single private dwelling and the garage which forms part thereof only for the parking of one private motor vehicle taxed insured and in roadworthy condition

11.2. Not to do or permit or suffer to be done any act matter or thing on or in respect of the Demised Premises which contravenes the provisions of the Town and Country Planning Act 1990 or any enactments amending or replacing it and to keep the Landlord and the Management Company indemnified against all claims demands and liabilities in respect of any such contravention.

12. Compliance with regulations

To comply with and make every endeavour to ensure that all persons living in or visiting the Demised Premises or using any part of the Development shall comply with all such regulations as the Management Company shall from time to time make for the preservation of the amenities of the Development or for the general convenience of the occupiers of the Buildings (the Management Company having the power to vary or add to such regulations from time to time as it thinks fit).

13. Notices

To deliver to the Landlord forthwith a copy of every notice or other documents of whatever description affecting or likely to affect the Demised Premises or any part thereof received by the Tenant from any authority or person whatsoever and without delay to take all necessary steps to comply with the notice direction or order and at the request of the Landlord but at the cost of the Tenant to make or join in with the Landlord in making such objection or representation against or in respect of any notice direction order or proposal as the Landlord shall deem expedient.

14. Installations and alterations

14.1 Not to erect install or place or cause or permit to be erected installed or placed any television or other aerial or satellite dish on or at the Demised Premises or any part of the Buildings;

14.2. Not to make any structural alteration to the Demised Premises or to erect on or affix to the Demised Premises any hoarding advertisement or notice or to erect on the Demised Premises or any part thereof any building or other such structure (whether permanent or temporary) whatsoever or to alter the colour of the exterior of the Demised Premises.

15. Obstruction etc

15.1 Not to interfere with or obstruct the Management Company or its agents or contractors in the performance of its or their duties from time to time at the Estate

15.2 Not to obstruct any part of the Estate nor to allow any cycle pram or other things or other goods or packages to be placed or remain in or upon any part of the Accessways

15.3 Not to carry out nor allow to be carried out work on any vehicle on any part of the Estate

15.4 Not to abandon any vehicle on any part of the Estate and in the event of any breach of this covenant it shall be lawful for the Landlord or the Management Company without prejudice to their respective rights under this lease to arrange for the removal of the abandoned vehicle and to recover from the Tenant any costs incurred

15.5 Not to wilfully damage any part of the Estate and in the event of any breach of this covenant it shall be lawful for the Landlord or the Management Company to arrange for the repair of the damage and to recover from the Tenant any costs incurred

16. Service charge

To pay to the Management Company an Interim Service Charge a Service Charge and where applicable a Supplemental Interim Charge in accordance with the provisions of the Seventh Schedule to this lease

17. Conditions on alienation

17.1 Not to transfer the Demised Premises without contemporaneously with such transfer requiring the transferee to enter into a deed of covenant with the Management Company in the form set out in the Ninth Schedule;

17.2 To ensure that whenever the title to this lease devolves on any successor in title of the Tenant such successor shall contemporaneously enter into a deed of covenant with the Management Company in the form set out in the Ninth Schedule;

17.3 Not to assign transfer underlet or otherwise part with possession of part only of the Demised Premises;

17.4 To give to the Landlord and the Management Company notice of every dealing with or underletting or transmission of the legal estate in the Demised Premises including all mortgages or legal charges of the Demised Premises within twenty one days after the same shall occur and to pay to each of the Landlord and the Management Company such reasonable registration fees (including Value Added Tax) as the Landlord and the Management Company respectively shall from time to time determine.

18. Nuisance and annoyance

18.1 Not to do or omit to be done on the Demised Premises any act matter or thing which may be or become a nuisance annoyance or disturbance or inconvenience to the Landlord the Management Company or any of the occupiers of other parts of the Buildings or of the Estate and in particular not to use any unsuppressed electrical equipment or appliance at the Demised Premises and not to

sing or use any musical instrument broadcasting receiving or sound reproductive equipment so as to cause annoyance to any of the occupiers of other parts of the Buildings or of the Estate or so as to be audible outside the Demised Premises between the hours of 11pm and 8am;

18.2 Not to hang or expose for drying any clothes or other articles outside the Demised Premises

18.3 Not to keep on the Demised Premises any dog cat or other animal without the Management Company's consent which consent can be withdrawn where the permitted animal causes nuisance or annoyance to any of the other occupants of the Apartments;

18.4 Not to lay in any part of the Demised Premises any floor covering other than carpets with a good quality underlay or a floor covering of such other material which has at least the same soundproofing characteristics thereof save that the Tenant may instead lay linoleum or similar such floor covering in the kitchen and bathroom of the Demised Premises.

19. Indemnity

To observe and perform (by way of indemnity only) the covenants and restrictions referred to in the Charges Register of the Title Number referred to above so far as the same relate to and affect the Demised Premises and to indemnify the Landlord from and against all costs claims and demands arising upon any breach by the Tenant of such covenants and restrictions so far as aforesaid

THE FIFTH SCHEDULE: Covenants on the part of the landlord

1. Quiet enjoyment

To allow the Tenant (subject to his complying with the terms of this lease) to hold and enjoy the Demised Premises throughout the Term without any interruption from the Landlord.

2. Lease uniformity

That every lease of each of the Apartments granted by the Landlord shall contain covenants by the Tenant substantially in the terms of those on the Tenant's part contained in this lease.

3. Enforcement of covenants

At the written request of the Tenant to enforce by all means reasonably available to the Landlord covenants in terms similar (so far as they might be relevant or applicable to the demise) to those contained in clause 3 and the Fourth and Seventh Schedules of this lease entered into by the tenants of the other Apartments and Garages PROVIDED that:

3.1 the Landlord shall not be required to incur or to continue to incur any legal or other costs or expenses under this clause unless and until such security as to such legal or other costs or expenses as the Landlord in its absolute discretion may from time to time require shall have been given by the persons requesting action and the Tenant has paid the rent and all other payments reserved by this lease and performed and observed all of the Tenant's covenants contained in this lease;

3.2 the Landlord may in its absolute discretion before taking any action under this clause require the person requesting such action at his own expense to obtain for the Landlord from Counsel to be nominated by the Landlord advice in writing as to the merits of any contemplated action in respect of the allegations made and the Landlord shall not be bound to take action unless Counsel advises that action should be taken and is likely to succeed;

3.3 the Tenant shall on demand indemnify the Landlord against all costs and expenses incurred by the Landlord under this clause

4. Enforcement

In the event that the Management Company fails to discharge its obligation under this Lease the Landlord shall forthwith discharge the same subject to the Tenant indemnifying the Landlord in advance against all costs incurred in so doing.

THE SIXTH SCHEDULE: The service costs

The Service Costs of any Accounting Period are all the expenditure, liabilities and overheads (including Value Added Tax to the extent to which it is not recoverable by the Management Company as input tax) paid or incurred by or on behalf of the Management Company during or in respect of that Accounting Period of and incidental to:

1. the carrying out of the works and the provision of the services specified in the Seventh Schedule at the Estate
2. the carrying out of such other works at the Estate and the provision of such other services to the occupiers of the Apartments and Garages as the Management Company or its duly authorised agents may from time to time reasonably consider appropriate, necessary or beneficial to those occupiers as a whole;
3. the cost of employing managing agents or other duly authorised agents for the general management and administration of the Buildings
4. the cost of employing managing or other duly authorised agents, architects, surveyors or other professional persons to arrange and supervise the execution of any works or the provision of any services at the Buildings or on the Estate
5. the cost of keeping the books and records of the expenditure comprised in the Service Costs and of preparing and (if applicable) auditing and certifying the Service Costs and the cost of maintaining the books and records of the Management Company pursuant to the Companies Acts and the cost of preparing and filing returns and accounts thereunder
6. the payment of all existing and future rates, assessments, impositions and outgoings charged or imposed or payable on or in respect of the Buildings as a whole or the common parts
7. the payment of all liabilities in respect of the cost of repairing, maintaining, cleansing and renewing any party or other walls, fences and structures and service media, roadways, paths, yards and other things common to the Buildings and other adjacent or neighbouring premises
8. the cost of employing or engaging solicitors, counsel and other professional persons in connection with the management of the Buildings the administration and collection of the Service Charge payable by the Tenant and by the other tenants in the Buildings
9. the costs of bringing or defending any action or proceedings and making or opposing any application

10. the cost of opposing or making representations in respect of the provisions or requirements of any such notice served by a competent authority in respect of the Buildings or the Common Parts or the Estate Service Installations

11. the cost of opening and maintaining one or more bank accounts and the cost (including interest) of borrowing funds (by loan or overdraft) in order to provide the amounts by which the monies in hand from the Interim Charges and Service Charges actually received from the Tenant and from the other tenants in the Buildings are insufficient to cover the expenditure, liabilities and overheads mentioned above (and for this purpose the monies in hand shall be assumed to include Interim Charges and Service Charges contributed by the Landlord, corresponding to those payable by the Tenant under this lease, in respect of any lettable parts of the Buildings which are not for the time being let on leases under which such Interim Charges and Service Charges are payable by the Tenants)

12. the costs and expenses of any works or services shall (but not by way of limitation) include:

12.1 the wages of any staff employed by the Management Company to arrange them, supervise them, or carry them out including all payments made by the Management Company in respect of any tax on employment or services which has been or may be imposed in respect of any such staff and the Management Company's contributions to the National Insurance of such staff and the cost of provision of pensions for such staff (and where any staff are employed for those functions and also for other functions not falling within the service costs, the foregoing costs and expenses shall be fairly apportioned for this purpose)

12.2 the cost (or a fair apportionment, if appropriate) of providing any uniforms, working clothes, tools, appliances, equipment and materials used in connection with those works and services

12.3 the cost of electricity, gas, oil or other fuel used for the works or services

12.4 the cost of leasing or hiring machinery plant and equipment

12.5 the cost of inspections, examinations, surveys and insurance valuations

THE SEVENTH SCHEDULE

Part One: Covenants on the part of the Management Company and the Tenant in respect of the Service Charge

The Tenant shall pay to the Management Company a Service Charge (and an Interim Charge on account) in accordance with the following provisions, the purpose of which is to enable the Management Company to recover from the Tenant the Tenant's due proportion of all expenditure, overheads and liabilities which the Management Company may incur in and in connection with carrying out works at the Development and providing present and future services to its occupiers (but not including expenditure on those parts of the Demised Premises which the Tenant is liable to repair and maintain under the terms of this lease and the corresponding parts of the other lettable premises in the Buildings) .

1. In this schedule and throughout this lease the following words and phrases have the following meanings:

- 1.1 'Accounting Date' means the 31st day of December in each year (or such other date as the Management Company may from time to time substitute for that date)
- 1.2 'Accounting Period' means the period commencing on the day immediately after each Accounting Date and ending on the following Accounting Date
- 1.3 'Certificate' means a certificate issued under the provisions of clause 4 of this Schedule
- 1.4 'Commencement Date' means the date of this lease
- 1.5 'the Estimate' means an estimate prepared under the provisions of clause 2 of this Schedule
- 1.6 'Initial Interim Rate' means Three hundred and thirty seven pounds (£337.00) per year
- 1.7 'Interim Charge' means the Tenant's Proportion of the amount of the Estimate for each Accounting Period
- 1.8 'Payment Day' means the day immediately after each Accounting Date
- 1.9 'Reserve Fund' means a fund that the Management Company may decide to establish in order to meet future expenditure which it expects to incur in maintaining replacing rebuilding or renewing those items which it is obliged or entitled to maintain replace rebuild or renew under the terms of this lease
- 1.10 'Service Charge' means the Tenant's Proportion of the amount of Service Costs for each accounting period
- 1.11 'Service Costs' means the amounts specified in respect of the matters set out in the Sixth Schedule
- 1.12 'Supplemental Interim Charge' means the payment mentioned in clause 3.4 of this Schedule
- 1.13 'Tenant's Proportion' means a sixteen two hundred and fiftieths (16/250th) share (or such other proportion as may from time to time be substituted for it under the provisions of clause 7.2.1 of this lease)

2.1 On or before (or if that shall be impractical then as soon as practicable after) each Accounting Date the Management Company shall prepare an Estimate in writing of the Service Costs which it expects to incur or charge during or in respect of the Accounting Period commencing immediately after that Accounting Date.

2.2 The Estimate shall contain a summary of those estimated Service Costs.

2.3 Within 14 days after preparation, a copy of each Estimate shall be served by the Management Company on the Tenant together with a statement showing the Interim Charge payable by the Tenant on account of those estimated Service Costs.

3.1 The Interim Charge for each Accounting Period (together with Value Added Tax, if payable) shall be paid by the Tenant on the Payment Day for that Accounting Period.

3.2 The Initial Interim Charge shall be calculated at the Initial Interim Rate and the first payment shall be made on the date of this lease and shall be an apportioned part for the period from the Commencement Date until the next Payment Day.

3.3 If the Interim Charge for any Accounting Period is not ascertained and notified to the Tenant by the Payment Day in that Period:

3.3.1 until 14 days following the ascertainment and notification to him of the new Interim Charge the Tenant shall pay on account a provisional interim charge at the rate previously payable;

3.3.2 commencing on that fourteenth day following such ascertainment the Tenant shall pay the new Interim Charge and

3.3.3 on that fourteenth day the Tenant shall also pay the amount by which the new Interim Charge for the period since the commencement of that Accounting Period exceeds

the amount paid on account (but if the amount paid on account exceeds the new Interim Charge for that period the Management Company shall give credit for the overpayment).

3.4 If at any time during an Accounting Period it appears to the Management Company that (whether due to the need arising to incur a cost which was not included in the Estimate, or for any other reason whatsoever) the Interim Charges payable by the Tenant shall be insufficient to meet the Service Charge for that Accounting Period, then the Management Company shall be entitled to serve on the Tenant a demand for a Supplemental Interim Charge of such amount as the Management Company may reasonably specify, accompanied by a written explanation of the reason for it, and the Tenant shall pay the amount demanded within 14 days of service of the demand

4.1 The Management Company shall keep proper books and records of the Service Costs and as soon as practicable after each Accounting Date the Management Company shall prepare a Certificate of the Service Costs of the Accounting Period ending on that Accounting Date.

4.2 The Certificate shall contain a summary of the Service Costs to which it relates.

4.3 The Certificate shall be signed by an accountant or firm of accountants (who shall be qualified as specified in section 28 of the Landlord and Tenant Act 1985) and shall include a certificate by such accountant or accountants that the summary of Service Costs set out in the Certificate is a fair summary and that the Service Costs are sufficiently supported by accounts, receipts and other documents which have been produced to him or them.

4.4 Within 14 days of signing, a copy of each Certificate shall be served upon the Tenant together with a statement showing:

4.4.1 the Service Charge payable by the Tenant in respect of the Accounting Period to which the Certificate relates;

4.4.2 the Interim Charge (and Supplemental Interim Charge, if any) paid by the Tenant on account of that Service Charge; and

4.4.3 the amounts (if any) by which the Service Charge exceeds or falls short of the aggregate of the payments received by way of Interim Charge and Supplemental Interim Charge

4.5 Within 14 days from the service of each statement under clause 4.4 above, the Tenant shall pay to the Management Company (together with value added tax, if payable) the amounts (if any) by which the stated Service Charge exceeds the Interim Charge stated to have been received on account.

4.6 During the two months commencing on the date of service of each Certificate the Tenant or its authorised representative shall be entitled to inspect the books, records, invoices and accounts relating to the Service Costs included in such Certificate during normal office hours at the registered office of the Management Company on the Tenant giving to the Management Company not less than two working days' written request for such inspection.

4.7 So far as permitted by law, each Certificate shall be conclusive of the matters, which it purports to certify, and no invalidity of any part of any Certificate shall affect the validity of any other part of the Certificate

Part Two: The works and services

The works and services referred to in the Sixth Schedule and part one of this Seventh Schedule are:

1. structure (which expression shall include the Buildings or any parts thereof not comprised in any of the Leases)

maintenance, repair, cleaning, redecoration, replacement, renewal and rebuilding (whenever necessary or desirable) of, and compliance with codes of practice and the requirements of statutes and regulations affecting main structures, roofs, foundations, external walls, party walls and structures, windows, window frames, external doors and door frames

2. service media

maintenance, repair, redecoration, replacement and renewal (whenever necessary or desirable) of, and compliance with codes of practice and the requirements of statutes and regulations affecting drains, effluent treatment plant, sewers, pipes, gutters, wires, tanks, traps, metres, vents, ducts, chutes, manholes, refuse enclosures and sanitary equipment

3. common parts

maintenance, repair, redecoration, furnishings, replacement and renewal (whenever necessary or desirable) and lighting, heating and cleaning of, and compliance with codes of practice and the requirements of statutes and regulations affecting entrances, halls, landings, staircases, smoke lobbies, fire escapes, lifts, escalators, toilets, and other parts of the Buildings available for use by the Tenant in common with other occupiers of the Buildings

4. plant and equipment

operation, maintenance, repair, redecoration, replacement and renewal (whenever necessary or desirable) of, and compliance with codes of practice and the requirements of statutes and regulations affecting lighting, lift machinery, escalators machinery, boilers, hot water systems, space heating systems, air conditioning and air handling and ventilation systems, fire alarm systems, sprinkler systems, security systems, entry phone systems, internal telephone systems, public address systems, piped music systems, television and radio relay systems and traffic control systems;

5. insurance

insurance at all times in the joint names of the Landlord and the Management Company during the said term (unless such insurance shall be vitiated by any act or default of the Tenant) to their full re-instatement value of the Buildings against loss or damage by fire, lightning, explosion, earthquake, storm or flood water damage, riot, civil commotion, vandalism, theft, subsidence and/or heave and landslip, aircraft, property-owner's liability, third party liability (including adequate amounts in respect of professional costs) and such other risks (if any) as the Management Company shall from time to time think fit in such insurance office of repute as is nominated from time to time by the Landlord in such sum as the Management Company shall from time to time think fit and in the event of the Buildings being damaged or destroyed by any of the said risks as soon as reasonably practicable the laying out of the insurance monies in the repair rebuilding or re-instatement of the Buildings and in the event of the insurance monies being insufficient to make up the deficiency out of its own monies

6. directors' and officers' insurance and employers liability insurance

insurance of the directors and /or other the officers of the Management Company against third party liability and the cost of bringing or defending proceedings relating to their acts or omissions as officers of the Management Company and insurance in full of the Management Company against its legal liabilities to its employees in connection with any works carried out at the Development pursuant to any obligations or any enabling provisions contained in this lease and to third parties generally;

PROVIDED that (for the avoidance of doubt) nothing contained in this Part Two of this Schedule shall:

1. impose on the Management Company any obligation to carry out any works or any services beyond the matters set out in clause 5 of this lease; or
2. extend the Service Costs to include the cost of any works, acts, matters or things to or in respect of any parts of the Demised Premises which the Tenant is liable under the terms of this lease or the corresponding parts of the other lettable parts of the Buildings

THE EIGHTH SCHEDULE:

Part One: The Management Company and the Tenant covenant with each other:

1. The Tenant shall at the date hereof and thereafter as required by the Management Company pay to the Management Company on account of the expenses spent or to be spent by the Management Company on the matters specified in part 3 of this Schedule
 - 1.1 until such time as the Tenant receives a notice pursuant to clause 2 of this Schedule the sum of Ninety one Pounds (£91.00)
 - 1.2 after receiving a notice pursuant to clause 2 of this Schedule a revised sum equal to one one hundred and fourteenth (1/114th) part of the total amount specified in such notice
 - 1.3 interest on any such amount remaining unpaid twenty eight days after service of a notice pursuant to clause 2 of the Schedule
2. The Management Company shall as soon as reasonably practicable after the first day of January in every year prepare an estimate of the sums to be spent by it in such year on the matters specified in part 3 of this Schedule and shall add to it or deduct from it (as may be appropriate) any difference between:
 - 2.1 the amount notified in accordance with clause 3 of the Schedule and
 - 2.2 the amount of the estimate prepared in respect of the previous yearand shall serve on the Tenant notice of the total amount so calculated
3. The Management Company shall keep an account of the sums spent by it in each year on the matters specified in part 3 of this Schedule and shall as soon as practicable after the end of such year notify the Tenant of the total amount of the sums so spent

Part Two: The Management Company covenants separately with the Landlord and the Tenant:

4. To keep the Common Area in a good state of repair and condition
5. To repair and maintain any fences indicated on the Plan by a "T" within the Common Area
6. To pay all charges and outgoings of whatsoever nature in connection with the Common Area
7. To keep the Common Area (including any buildings or structures and Conduits therein) insured against all risks including public and third party liability from time to time included in a comprehensive policy (including subsidence and heave and such other risks as the Management Company shall in its absolute discretion deem necessary) with a reputable Insurer and in a sum equal to the full rebuilding cost thereof (including the removal of debris) for the time being together with

an adequate sum in respect of Architect's and Surveyor's fees and to cover the public and third party liability

7.1 to make all payments necessary for the above purpose within seven days after the same shall become due

7.2 to produce to the Landlord and/or the Tenant on demand the policy of such insurance and the receipt for each such payment

7.3 to cause all monies received by virtue of such insurance to be forthwith expended in rebuilding (if appropriate) and reinstating the Common Area or for the payment of any claim arising from public and third party liability

7.4 to make up out of the Management Company's own monies any deficiency in the monies required to complete such rebuilding and reinstatement or claim arising from the public and third party liability

8. To effect such other insurances as the Management Company shall in its absolute discretion deem necessary

Part Three: Expenditure to be recovered:

9. All sums spent by the Management Company in and incidental to the observance and performance of the obligations on the part of the Management Company pursuant to parts one and two of this Schedule

10. All fees charges expenses salaries wages and commissions paid to any Management Agent Auditor Accountant Surveyor Valuer Architect Solicitor or other agent contractor or employee whom the Management Company may engage in connection with the carrying out of its obligations under this Lease including the costs of and incidental to the preparation of estimates notices and accounts pursuant to part one of this Schedule

11. All expenditure incurred in respect of any employees of the Management Company on the provision of uniforms clothing or accommodation and all outgoings incurred in connection with or payable in respect of any such matter and the cost of any such other items in connection with the same as the Management Company shall from time to time determine

12. All sums paid by the Management Company in and about any repair maintenance cleaning lighting energising mowing insurance running and management of the Common Area whether or not the Management Company was liable to incur the same in accordance with to its obligation pursuant to this Lease

13. All rates taxes assessment and other outgoing payable in respect of the Common Area

14. Any other taxes paid or payable by the Management Company

15. Any interest or other charges incurred by the Management Company in borrowing money (including the cost of procuring any guarantee or bond for repayment) for the purpose of any of the matters referred to in this clause and any other bank account charges

16. The costs incurred by the Management Company in bringing or defending any actions or other proceedings against or by any person or organisation

17. The costs of administering the Management Company including the costs of preparing and auditing accounts the printing and sending out of notices circulars reports or accounts the holding of meetings all fees payable to the Government or any other body and the proper expenses of the Directors and the Secretary

THE NINTH SCHEDULE: Deed of Covenant

THIS DEED OF COVENANT is made the _____ day of _____ 20 _____ BETWEEN

(1) MADISON WALK MANAGEMENT COMPANY LIMITED ("the Management Company") (2) ("the Purchaser")

WHEREAS:

1. BY a lease (" the Lease") dated the _____ day of _____ 20 _____ and made between Bovis Homes Limited ("the Original Landlord") (1) the Management Company (2) and (" the Original Purchaser ") (3) the Original Landlord demised the Demised Premises to the Original Purchaser for the term of 999 years from 1st January 2001 subject as more particularly contained in the Lease and subject to the payment of the rents reserved by and upon the terms and conditions contained in the Lease.

2. The Lease contains a covenant by the Original Purchaser not to dispose of the Demised Premises without contemporaneously obtaining the execution of a deed of covenant by the Purchaser with the Management Company in the form of this deed .

NOW THIS DEED WITNESSES as follows:

1 In this deed unless the context so admits the definitions interpretations agreements and declarations contained in the Lease shall (mutatis mutandis) apply hereto as though they were set out in full in this deed .

2 The Purchaser hereby covenants with the Management Company that as from the date of the Transfer to the Purchaser of the Demised Premises the Purchaser will pay the Service Charge the Interim Charge and the Supplemental Interim Charge and all other contributions and payments as provided for in the Lease and observe and perform the covenants and conditions on the part of the Original Purchaser contained in the Lease.

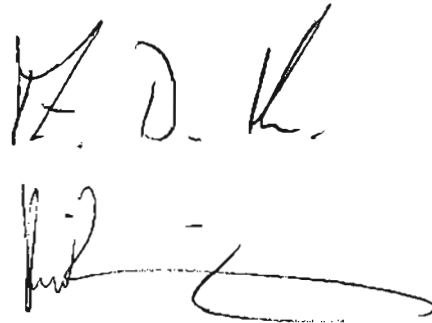
3 The Purchaser hereby applies to the Management Company to become a member of the Management Company.

4. The parties to this Deed agree that a Restriction in the terms prescribed in Clause 8 of the Lease shall at all times remain on the Registers of the title to the Property and to take all necessary steps including the making of any application to the Chief Land Registrar as may from time to time be necessary to give effect to this clause

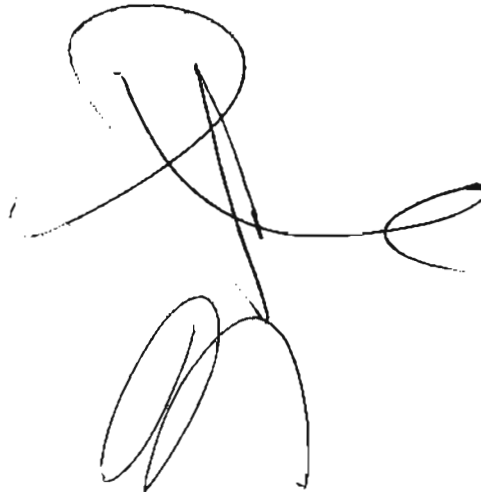
SIGNED as a deed etc

[ORIGINAL]

THE COMMON SEAL of the Landlord was hereunto affixed in the presence of two authorised signatories:

Two handwritten signatures in black ink. The top signature is a cursive 'H. D. K.' and the bottom signature is a more complex cursive signature.

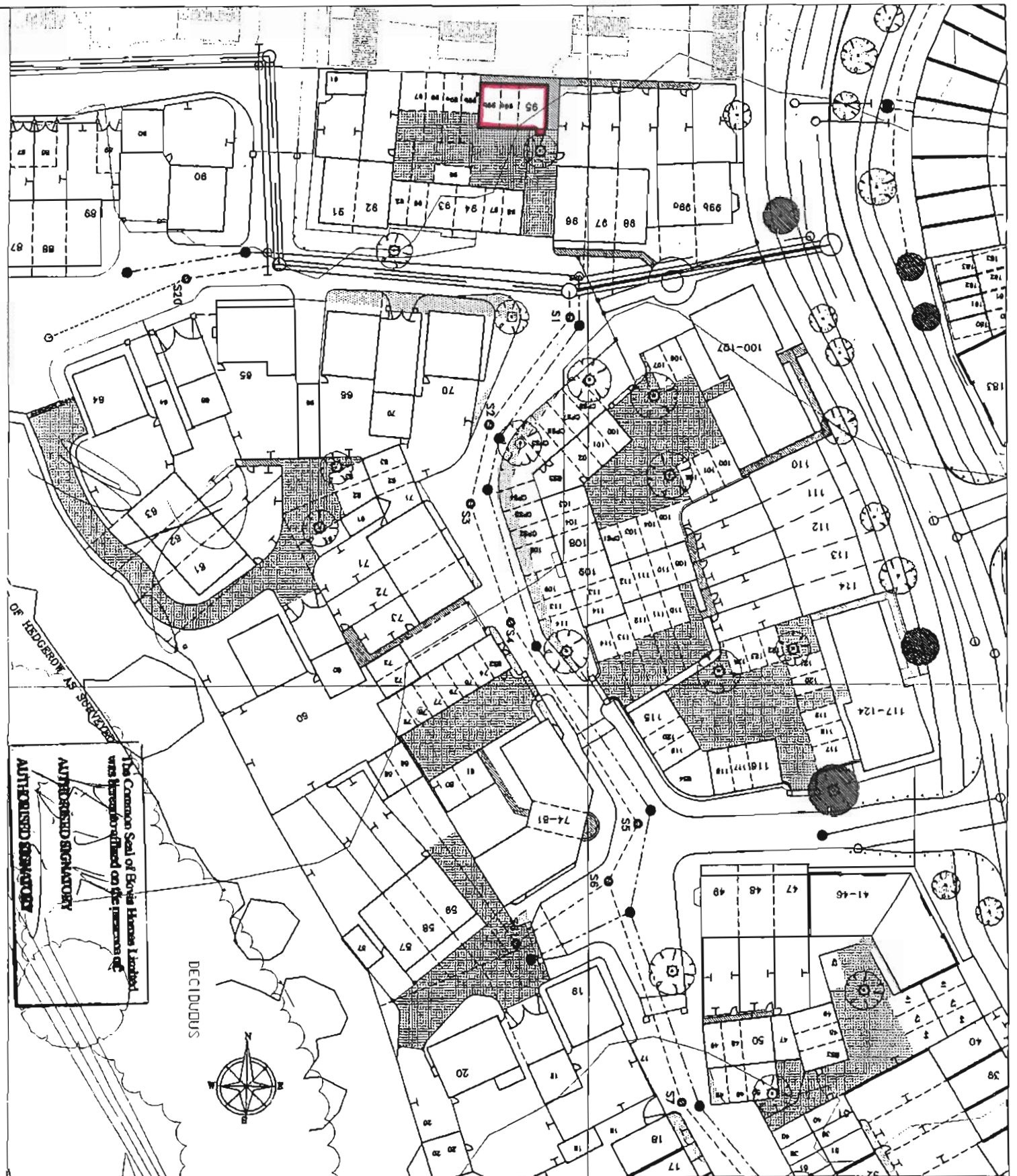
THE COMMON SEAL of the Management Company was hereunto affixed in the presence of two authorised signatories:

Two handwritten signatures in black ink. The top signature is a large, stylized cursive signature, and the bottom signature is a smaller, more compact cursive signature.

[COUNTERPART]

THE COMMON SEAL of the Management Company was hereunto affixed in the presence of two authorised signatories:

SIGNED AS A DEED by the Tenant in the presence of:



The Common Seal of Bovis Homes Limited
 was hereunto affixed on the instance of
AUTHORISED SIGNATORY
AUTHORISED SIGNATORY

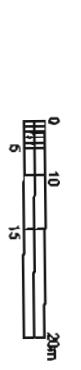


BOVIS HOMES

Bovis Homes Limited
 South West Region
 Cherry Hill,
 Bishop's Cleeve,
 Cheltenham,
 Glos. GL52 4ES
 Tel: 0428 36007
 Fax: 0428 36050
 188, 179th Bishop's Cleeve 2

PROJECT: HAYDON 3 H29
DRAWING TITLE: PLOTS 41-49, 67-63
TRANSFER PLAN: 65-61 & 90-124
DATE: 02.04.03
SCALE: 1:500
PROJECT NO.: SWDN
DRAWING NO.: 2-452
REV.: G

Rev D - Casual parking allocation added
 26.01.04
 Rev E - Parking to 110-114 amended 05.02.04
 Rev F - Protective strip to plots 66 & 70
 added 16.02.04
 Rev G - Allocation of parking court to
 03.04.05 amended 29.03.04



Schedule of Casual Parking Spaces:
 CPS1 - Plots 100-107
 CPS2-4 - Plots 71-73 & 108,109
 CPS3-8 - Plots 70, 96-98,100-107

Schedule of bin collection points:
 BS3 - Plots 41-46 inclusive
 BS4 - Plots 115-124 inclusive
 BS5 - Plots 100-107 inclusive

- - - Adopted/Adoptable Foul Sewers
 - - - Adopted/Adoptable Surface Water Sewers

- LEGEND**
- Bin Collection Points
 - Estate Roads
 - Private Driveway
 - Private Footpath
 - Protected Area
 - Adaptable Open Space
 - Postal Numbers
 - Plot Numbers
 - Adopted/Adoptable Foul Sewers
 - Adopted/Adoptable Surface Water Sewers

Home Contents Form

For Property at:

34 Gaveller Road, Redhouse, Swindon
SN25 2DQ

About this Home Contents Form

- Under the Home Information Pack Regulations (“The Regulations”), this form can be included in a Home Information Pack. It is possible to choose not to disclose the information requested by checking the “undisclosed” box for a particular section. However, disclosing information should help negotiations with buyers and speed up the sale.
- This form indicates what the contents of the home are and whether a seller is prepared to include them in the sale. Buyers are likely to want to know this, but the replies *are not legally binding*. They just show what a seller’s plans are and they can change their mind prior to exchange of contract.
- Someone can complete this form on behalf of a seller.
- If the property has not yet been completed or converted, the questions are answered as if the property is finished.
- The Regulations also tell you what other documents must and may be in the Home Information Pack, and guidance on the Regulations is available at <http://www.direct.gov.uk/en/HomeAndCommunity/BuyingAndSellingYourHome/index.htm> and select Home Information Packs.

Seller’s check of this form

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

Please check the boxes below to confirm that:

- This form has been completed by the seller(s) or with their authority; and
- To the best of the seller’s knowledge, the answers are true and accurate.

Dated: 22.02.2010

Unless you say otherwise, the buyer will assume that the following items are included in the sale and that the seller will leave them behind once the sale is complete. Please select as appropriate and use the comments section to describe exceptions. If an item is not present select "N/A". If you do not wish to disclose this information please select "undisclosed" in the box above and go on to the next section.

Description	Yes	No	N/A	Comments
1. Central-heating systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Radiators; Other wall heaters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Night-storage heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Boilers; Immersion heaters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Windows and window fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Double glazing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Electrical installation, including cables and sockets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Light switches; Other light fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Laminate flooring; Parquet flooring; Floor tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Laminate flooring in some rooms</i>
10. Fires; Fireplaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11. Extractor fans and hoods	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12. Fitted kitchen cupboards; Kitchen sinks; Other fitted kitchen accessories	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13. Baths; Bathroom sinks; Showers; Toilets; Taps; Plugs; Other items	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14. Fitted bathroom cupboards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
15. Fitted towel rails; Soap, toothbrush and toilet roll holders	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Fitted shelves	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Fitted wardrobes; Dressing tables; Cupboards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
18. Wall tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
19. Door, cupboard handles and knobs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
20. Fitted hooks and holders	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
21. Inside and outside doors and gates (not including baby and toddler gates)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
22. Greenhouses	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
23. Fuel stores	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
24. Outside lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Front entrance</i>
25. Other (please give details):				

Home furnishings**Undisclosed**

For each item, please check one of the columns only. If your answers depend on which room or area of the property the item is in, please say so in space to the right of the item description. If you do not wish to disclose the information in this section please select "undisclosed" in the box above and go on to the next section.

Description / Further Comment	Included in the sale	To be taken with the seller	To be negotiated
26. Carpets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27. Rugs N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28. Curtains/pelmets/blinds	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
29. Curtain rails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
30. Sofas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
31. Ceiling lampshades	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
32. Beds including headboards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
33. Moveable wardrobes N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34. Moveable cupboards N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35. Moveable dressing tables including any mirrors and chairs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
36. Moveable cabinets/bookcases	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
37. Dining tables and chairs N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
38. Other desks/tables/chairs N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
39. Moveable kitchen accessories	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
40. Bathroom cabinets, mirrors/shower curtains/rails:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
41. Other mirrors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
42. Moveable bathroom and toilet fittings and accessories N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
43. Other (please give details):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Home appliances**Undisclosed**

Instructions as per 'Home Furnishings' section above.

Description / Further Comment	Included in the sale	To be taken with the seller	To be negotiated
44. Ovens and grills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
45. Cookers/other cooking hobs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
46. Microwave ovens	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
47. Fridges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
48. Freezers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
49. Dishwashers <i>N/A</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
50. Washing machines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
51. Tumble dryers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
52. Telephone receivers and cables <i>N/A</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
53. Aerials/satellite dishes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
54. Other (please give details):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Outside the home**Undisclosed**

Instructions as per 'Home Furnishings' section above.

Description / Further Comment	Included in the sale	To be taken with the seller	To be negotiated
55. Dustbins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
56. Clothes lines/other clothes dryers <i>N/A</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
57. Shed and contents <i>N/A</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OR			
57a. Shed only (taking contents)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
58. Garden trees/shrubs/plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
59. Garden furniture/ornaments <i>N/A</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
60. Water butts (rain water collectors) <i>N/A</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
61. Other (please give details):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Keeping to the HIP Code



Full HIP is registered with the Property Codes Compliance Board as a subscriber to the HIP Code. **HIPcode**

How HIP providers maintain compliance with the HIP Code is monitored independently by the Property Codes Compliance Board (PCCB). If you have a query or complaint about your HIP, you should raise it directly with the firm, and if appropriate ask for your complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final resolution after your complaint has been formally considered or if the firm has exceeded the response timescales, you may refer your complaint to The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your HIP provider failing to keep to the Code. **Please note that all queries or complaints regarding your HIP should be directed to your HIP provider in the first instance, not to TPOs.**

TPOs Contact Details: The Property Ombudsman scheme, Beckett House
4 Bridge Street, Salisbury, Wiltshire SP1 2LX

Tel: 01722 333306 Fax: 01722 332296 Email: admin@tpos.co.uk

You can also get more information about the PCCB from the PCCB website at: www.propertycodes.org.uk.

Full HIP will provide a copy of the full HIP Code upon request

Full HIP Complaints Procedure - Information for customers

If you wish to make a complaint, we will deal with it speedily and fairly. We will:

- Acknowledge your complaint within 5 working days of receipt
- Try and resolve your complaint fully within 20 working days of receipt. If there are valid reasons for consideration of the complaint taking longer, we will keep you fully informed in writing or via telephone or email as you prefer and you will receive a response at the very latest within 40 working days.
- Liaise with counselling organisations acting on your behalf, if you ask us to.
- Send you a final decision on the complaint in writing.

If you are not satisfied with the final decision, you may refer the complaint to, either The Property Ombudsman scheme (TPOs) or the Independent Pack Providers Association (IPPA). An adjudicator will be assigned and make a decision on your case. We will co-operate fully with the independent adjudicator and comply with any decision.

Complaints should be sent to:

Customer Services

Full HIP

Unit 453, Andover House, George Yard, Andover, Hants. SP11 9TD

Phone : 01264 848 036 E-mail: enquiries@fullhip.co.uk

TPOs can be contacted as detailed above at the bottom of the HIP Code Statement.

IPPA can be contacted at: Sycamore Lodge
20 Chapel Lane
Wymondham
Melton Mowbray
Leicestershire
LE14 2AA

IPPA website: www.ippa.org.uk



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Full HIP is a registered subscriber to the HIP Code and a member of the Independent Pack Providers Association



Our services include:

**Quality Home information packs – Sellers Surveys – Pre-sale Surveys –
Energy Performance Certificates – Energy Saving Devices**

Full HIP is an Independent Home Information Pack (HIP) Provider dedicated to providing advice and top quality HIPs to Home Sellers throughout England & Wales. We are not tied to any particular estate agency, solicitor, conveyancer or mortgage lender. We treat all our customers with equal importance and will not try to sell you any of these services.

We can advise on the best HIP option for your property. Buying your HIP from an independent supplier means that you own the HIP and you are free to market your home privately and through one or more Estate Agents at the same time.

Our Inspectors are fully qualified, professional Home Inspectors or Domestic Energy Assessors. If you are thinking of selling an older property and are unsure of it's condition (or perhaps you believe there is a structural problem) we can undertake a Pre-Sale Condition Inspection where the cost can be offset against the cost of a full HIP if you decide to put your home up for sale.

If you recommend our HIP providing service to anyone who subsequently orders a HIP from Full HIP you will receive a £15 refund. Just make sure they mention your name when ordering their HIP.

**Further details of our services and HIP advice is available on our web-site at
www.fullhip.co.uk**

For advice or a quote contact:

Full HIP

Tel: 01264 848 036

E-mail: enquiries@fullhip.co.uk

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