

Water and Drainage Report



DRAINAGE AND WATER SEARCH

66, WYKES BISHOP STREET, IPSWICH, SUFFOLK, IP3 0DT

REQUESTED BY

CLIENT REF:

PREPARED BY: Anne Lucking

SEARCH NUMBER:

SEARCH DATE: 03/09/2014

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Summary of Drainage and Water Report

Mains Water		Connected.
Foul Water		Connected.
Surface Water Sewer		Connected.

Please refer to report for full responses

This report has been compiled from data obtained as a result of examination in person of The Map of Public Sewers and The Map of Waterworks held by the respective Water Companies. It is designed to be used in conjunction with the property's sewerage and water bills, and/or your own survey of the property and/or in conjunction with the Vendor's Property Information Form (TA6) or similar. Please also see the notes attached.

LEGEND

-  **Typical response**
-  **Caution. Please refer to details provided in answer**
-  **Needs attention**

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On 1st October 2011 ownership of private sewers and lateral drains changed in accordance with The Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The contents of this search do not reflect these changes.

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DRAINAGE ENQUIRIES

SEWERAGE UNDERTAKER



Who is the sewerage undertaker for the area?

ANGLIAN WATER SERVICES LTD PO BOX 770, LINCOLN LN5 7WX TEL : 08457 145145

DRAINAGE MAP

Please provide an extract from the public sewer map?

Please refer to the attached map where relevant assets have been transcribed.

Pipes that are shown on the public sewer map as sewers, disposal mains or lateral drains are defined as those for which a Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991. A Sewerage Undertaker 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 or lateral drains indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer, if any. Assets other than public sewers, disposal mains or lateral drains may be shown on the copy extract, for information.

FOUL WATER



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

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

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

SURFACE WATER



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

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

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

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ADOPTION



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 indicate that sewers serving the property are not the subject of an existing adoption agreement or application for such an agreement.

This enquiry is of interest to purchasers of new homes who will want to know whether or not the property will be connected to a public sewer or lateral drain. The adoption of private sewers and drains by the Sewerage Undertaker is subject to the developer complying with the terms of the adoption agreement made under the provisions of Section 104 of the Water Industry Act 1991.

DRAINAGE ASSETS



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

The map indicates there are not public sewers, disposal mains or lateral drains within the boundaries of the property.

The approximate boundary of the property has been determined by reference to the plan provided. The presence of a public sewer, disposal main or lateral drain running within the boundary of the property may restrict further development. The Sewerage Undertaker 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.

PUBLIC SEWER

Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any building within the property

Please refer to attached plan for indicative location of public sewer.

A foul sewer indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 is not an "as constructed" record. It is recommended that these details be checked with the developer. If the private sewer is adopted then it will become a public foul sewer within 30.48 metres (100 feet) of the building(s) within the property and this can result in the Local Authority requiring a property to be connected to the public sewer. The measure is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public foul sewer.

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WATER ENQUIRIES

WATER UNDERTAKER



Who is the water undertaker for the area?

ANGLIAN WATER SERVICES LTD PO BOX 770, LINCOLN LN5 7WX TEL : 08457 145145

MAP OF WATERWORKS

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

Please refer to the attached map where relevant assets have been transcribed.

Pipes that are shown on the map of waterworks as water mains, resource mains or discharge pipes are defined as those for which a Water Undertaker holds statutory responsibility under the Water Industry Act 1991. Assets other than water mains, resource mains or discharge pipes may be shown on the plan, for information only. Water Undertakers are not responsible for private water mains or private service 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. The extract of the map of waterworks shows 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.

MAINS WATER



Is the property connected to mains water supply?

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

ADOPTION



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 indicate that water supply serving the property is not the subject of an existing adoption agreement or application for such an agreement.

Where the property is part of a very recent or ongoing development and the water mains and service pipes are not the subject of an adoption application, buyers should consult with the developer to confirm that the Water Undertaker will be asked to provide a water supply to the development or to ascertain the extent of any private water supply system for which they will hold maintenance and renewal liabilities.

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BILLING MATTERS

CHARGING BASIS



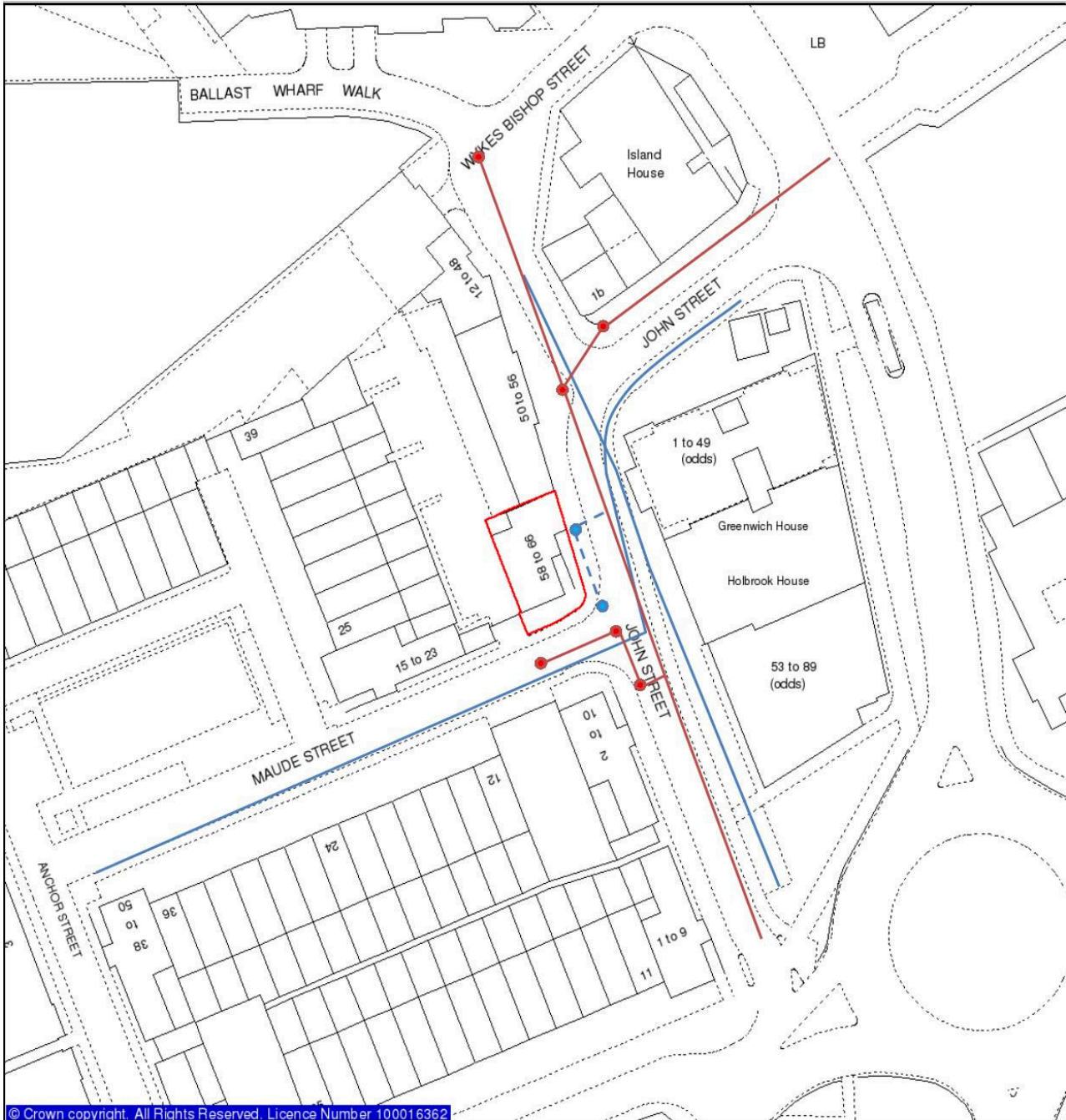
What is the current basis for charging for sewerage and water services at the property?

Please refer to the management company.

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 Company may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water for watering the garden, other than by hand (this includes the use of sprinklers) or automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.

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WATER AND SEWAGE ASSET LEGEND

POTABLE WATER



COMBINED SEWER



SURFACE SEWER



FOUL SEWER



SURFACE SEWER S104



FOUL SEWER S104



SURFACE MANHOLE



NON SURFACE MANHOLE



PRIVATE SURFACE SEWER



SEWAGE RISING VACUUM MAIN



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TERMS & CONDITIONS

The Search Company

1. This Search Report was produced by Index property Information Limited,

1-3 Langham Barns,
Langham.
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(Referred to as Index)

2. Index is a limited company registered in England . Company number: 7161499 . Registered office Santa Maria, Anchor Lane, The Heath, Dedham. CO7 6BX.

3. Index maintain contractual relationships with various persons involved in the conveyancing process in the United Kingdom . Index will disclose on the Search report any personal or business relationship it has with individuals involved in the sale of the property as identified when the Search report is ordered. Index cannot accept liability for failing to disclose a relationship when a persons involvement in the transaction is not declared at the outset.

Terms for the Preparation of Report

4. Index have made all reasonable efforts to ensure the accuracy of the information contained in this Search Report.

5. Items that maybe omitted from the Search Report as a result of Index being unable to access information :

- A) Private sewers/water pipes are not shown .
- B) Service Pipes and Drainage Connection may not be shown.

6. Index are not liable for inaccuracies or omissions in the information provided within the Search report derived from the records viewed at the water company offices relating to sewerage and water pipes.

7. Index are not liable for inaccuracies to the plan supplied with the Search Report which is obtained from Landmark Information Group Limited. The position and depth of water and sewerage pipes and manholes that appear on the plan 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 in the event of excavation or other works being made in the vicinity of the water and sewerage pipes and manholes.

8. Index is not responsible in any way for the installation maintenance or upkeep of any of the pipelines referred to in this Search Report or the provision for drainage and/or water services. Any queries should be referred to the utility provider.

Legal Matters

9. The seller of the subjects or the person acting on their behalf may make copies of this Search Report subject to the prior agreement of Index.

10. The information in the Search Report is only valid as at the date of the Report.

11. In providing search reports and services we will comply with the Search Code.

Additional Notes for Drainage & Water Enquiries

(a) If foul water does not drain to the public sewerage system the property may utilise a private system such as cesspit or septic tank. Enquiries should be made of the Vendor to ascertain what arrangements are in place.

(b) In cases where the water utility provider's records do not distinguish between foul and surface water connections to the public sewerage system, and on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the water utility provider.

(c) The water utility provider is not responsible for the drains and sewers that connect the property to the public sewerage, and do not hold the 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 a private sewer serves the property. These may pass through land outside the control of the seller; the buyer may wish to investigate whether separate rights of easements are needed for their inspection, repair or renewal.

(d) A Section 104 Agreement is an agreement made between the sewerage undertaker and the housing developer under Section 104 of the Water Industry Act 1991 and relates to the future "adoption" of the sewers serving new houses constructed by the developer. The agreement is often accompanied by a bond to guarantee standards of construction of sewers under the developer's obligations within the agreement.

Where the property is part of a recent or ongoing development and records indicate that no adoption agreement is in place; buyers should consult with the developer in order to reveal the extent of private drains and sewers which they will hold liability for.

All terms and conditions of the Section 104 agreement will need to be complied with before the water utility provider will formally and finally adopt the sewers.

Where the property is part of a long standing established development the sewers would not normally be subject to an adoption agreement.

(e) The presence of a public sewer running within the boundary of the property may restrict further development; the water utility provider has a statutory right of access to carry out works on its assets, subject to notice. This may result in employees of the water board or its contractors needing to enter the property to carry out work.

(f) The presence of a public sewer within 30.48 metres of the building(s) within the property boundary can result in the local authority requiring a property to be connected to the public sewer.

(g) The measure is estimated from the Ordnance Survey record, between the nearest public sewer and the buildings(s) within the property boundary.

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(h) The water utility provider is not responsible for private supply pipes connecting the property to the public water main and does not hold details of these. These may pass through land outside the control of the seller; the buyer may wish to investigate whether separate rights of easements are needed for their inspection, repair or renewal.

(i) The presence of a vested water main with the property boundary may restrict further development within it. The water utility provider 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.

(j) The boundary of the property has been determined by reference to the Ordnance Survey record.

(k) Water and sewerage companies' full charges are set out in their charges scheme which is available from the company free of charge on request.

INFORMATION SOURCES

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

DRAINAGE ENQUIRIES

The answers are obtained by examining public records at the water company offices.

WATER ENQUIRIES

The answers are obtained by examining public records at the water company offices.

BILLING MATTERS

The answers are obtained by examining public records at the water company offices.

DRAINAGE AND WATER SEARCH PLAN

The answers are obtained by examining public records at the water company offices.

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Index Property Information Limited of 1-3 Langham Barns, Langham Lane, Langham. CO4 5ZS Tel: 01206 273423, email: info@indexpi.co.uk which is registered with the Council of Property Search Organisations and Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

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- Sets out minimum standards which firms compiling and selling search reports have to meet
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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The Code's core principles

Firms which subscribe to the Search Code will:

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

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

TPOs Contact Details:

The Property Ombudsman scheme	Tel: 01722 333306
Milford House	Fax: 01722 332296
43-55 Milford Street	email: admin@tpos.co.uk
Salisbury, Wiltshire SP1 2BP	

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

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