

home information pack



HOME INFORMATION PACK

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1. Index

Home Information Pack Index

16
Megson Drive
LEE-ON-THE-SOLENT
Hampshire
PO13 8BA

About this form:

- Under the Home Information Pack (No. 2) Regulations 2007, you must include an index which lists all the documents included in your Home Information Pack.
- You may use this form as an index. Required documents need to be included in all cases where relevant: authorised documents do not. Please seek professional advice if you are unsure about what to include in your Home Information Pack.
- All the documents in your Home Information Pack must be listed in the index, whether or not they are required or authorised.
- Where a document required by the Regulations is unavailable or unobtainable, the index should indicate that a required document is missing, which document it is and the reason why.
- Where the document exists and can be obtained, the index should indicate the steps being taken to obtain it and the date by which you expect to obtain the document, updating this date if it changes. It should also indicate the reason for a delay or any likely delay.
- The index to your 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.
- The Regulations tell you what documents are required to go in the Home Information Pack, and which documents are authorised to be included. Documents that are neither required or authorised should not be included in the Pack and advertising material should not be included. Guidance on the Regulations is available at www.homeinformationpacks.gov.uk

PART 1 - General - Required Documents

Home Information Pack document	Date	Inclusion Status	If it is a required document for your property:
			<ul style="list-style-type: none"> Confirmation that proof of the request for the document is included (for documents required within 28 days of marketing) Reason why not included; Steps being taken to obtain it; Date when it is expected to be obtained; Any reason for further delay and further date by which the document is expected.
Index			
Energy Performance Certificate	01/04/2008	Included	
Predicted Energy Assessment		Not Applicable	
Sale statement	09/04/2008	Included	
Title information			
Official copy of the individual register (for registered properties only)	16/04/2008	Included	
Official copy of the title plan (for registered properties only)	16/04/2008	Included	
Certificate of official search of the index map (for unregistered properties only)		Not Applicable	
Documents provided by seller to prove title (for unregistered properties only)		Not Applicable	
Leases, tenancies or licences for dwellings in a sub-divided building that are being marketed as a single property and where part of the property is being sold with vacant possession		Not Applicable	
Search Reports			
Local Authority and Local land charges	16/04/2008	Included	
Drainage and water enquiries	16/04/2008	Included	

Part 2 - Commonhold properties - Required Documents

Home Information Pack document	Date	Inclusion Status	If it is a required document for your property: <ul style="list-style-type: none"> Confirmation that proof of the request for the document is included (for documents required within 28 days of marketing) Reason why not included; Steps being taken to obtain it; Date when it is expected to be obtained; Any reason for further delay and further date by which the document is expected.
Land Registry individual register and title plan for common parts		Not Applicable	
Land Registry copy of commonhold community statement		Not Applicable	
Management rules and regulations outside the commonhold community statement		Not Applicable	
Requests for payment towards commonhold assessment for the past 12 months		Not Applicable	
Requests for payment towards reserve fund for the past 12 months		Not Applicable	
Requests for payment towards insurance for common parts for the past 12 months (if separate to commonhold assessment or reserve fund)		Not Applicable	
Name and address of managing agents and/or other manager (current and any proposed)		Not Applicable	
Amendments proposed to the commonhold community statement, and other rules		Not Applicable	
Summary of works affecting the commonhold (current and any proposed)		Not Applicable	
Where the commonhold interest has not been registered at the Land Registry: the proposed commonhold community statement and an estimate of costs expected of the the unit-holder in the first 12 months		Not Applicable	

Part 3 - Leasehold properties - Required Documents

Home Information Pack document	Date	Inclusion Status	If it is a required document for your property: <ul style="list-style-type: none"> Confirmation that proof of the request for the document is included (for documents required within 28 days of marketing) Reason why not included; Steps being taken to obtain it; Date when it is expected to be obtained; Any reason for further delay and further date by which the document is 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 		Not Applicable	
Management rules and regulations outside the lease		Not Applicable	
Summaries or statements of service charges for past 36 months		Not Applicable	
Requests for payment towards service charges for the past 12 months		Not Applicable	
Request for payment towards ground rent for the past 12 months		Not Applicable	
Requests for payment for building or personal insurance for the past 12 months (if separate to service charges or ground rent)		Not Applicable	
Name and address of landlord (current and any proposed)		Not Applicable	
Name and address of managing agents or other manager (current and any proposed)		Not Applicable	
Amendments proposed to: <ul style="list-style-type: none"> the lease; and/or rules and regulations 		Not Applicable	
Summary of works or long term agreement affecting the property (current and any proposed)		Not Applicable	
Proposed lease (new properties)		Not Applicable	
Estimate of service charges, ground rent and insurance payments (building and personal) expected during the 12 months after completion (new properties)		Not Applicable	

PART 4 - Authorised Documents

Home Information Pack document	Date	Inclusion Status	Further Information
Home Condition Report		Not Applicable	
Floor Plan		Not Applicable	
Land Registry copies of documents referred to in the individual register		Not Applicable	
Home use form		Not Applicable	
Home contents form		Not Applicable	
Legal Summary		Not Applicable	
Other commonhold information		Not Applicable	
Other leasehold information		Not Applicable	
Uncommenced new homes warranty with cover note		Not Applicable	
Commenced new homes warranty		Not Applicable	
Other warranties		Not Applicable	
Report on a property not physically complete		Not Applicable	
Evidence of safety, construction, repair or maintenance		Not Applicable	
Radon gas		Not Applicable	
Common land		Not Applicable	
Mining		Not Applicable	
Other extractions		Not Applicable	
Environmental Report		Not Applicable	
Flood risk		Not Applicable	
Telecommunications		Not Applicable	
Utilities		Not Applicable	
Transport		Not Applicable	
Repairing liabilities		Not Applicable	
Other search reports for the property		Not Applicable	
Search reports for other properties		Not Applicable	
Translations of pack documents		Not Applicable	

Additional versions of any pack document in another format such as Braille or large print		Not Applicable	
Summary or explanation of any pack document		Not Applicable	
Information identifying the property including a description, photograph, map, plan or drawing of the property		Not Applicable	
Information identifying the persons involved in providing the pack document or information within a pack document		Not Applicable	
Additional relevant information		Not Applicable	


2. EPC Certificate

16, Megson Drive
LEE-ON-THE-SOLENT
PO13 8BA

Dwelling type: Detached house
Date of assessment: 28 March 2008
Date of certificate: 30 March 2008
Reference number: 8698-6927-4670-5558-0026
Total floor area: 84 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 to 100) A		
(81 to 91) B		
(69 to 80) C	72	76
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 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 will be.

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	69	73
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 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	216 kWh/m ² per year	184 kWh/m ² per year
Carbon dioxide emissions	3.0 tonnes per year	2.6 tonnes per year
Lighting	£67 per year	£37 per year
Heating	£294 per year	£272 per year
Hot water	£98 per year	£86 per year

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

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



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

For advice on how to take action and to find out about offers available to 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. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: NHER002577
Assessor's name: Mrs Tracey Wilkins
Company name/trading name: Taylors Energy
Address: 143 Havant Road, Portsmouth, Hants, PO6 2AA
Phone number: 02392 386111
Fax number: 02392 386128
E-mail address: energy@taylorsproperty.co.uk

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

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from our website at www.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 building. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd

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

About the impact of buildings on the environment

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

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

- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure that you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.

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

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

Recommended measures to improve this home's energy performance

16, Megson Drive
LEE-ON-THE-SOLENT
PO13 8BA

Date of certificate: 30 March 2008
Reference number: 8698-6927-4670-5558-0026

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	Solid, limited insulation (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 17% of fixed outlets	Poor	Poor
Current energy efficiency rating		C 72	
Current environmental impact (CO₂) rating		C 69	

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	£25	C 74	C 70
Sub-total	£25		
Higher cost measures			
2 Replace boiler with Band A condensing boiler	£40	C 76	C 73
Total	£65		
Potential energy efficiency rating		C 76	
Potential environmental impact (CO₂) rating		C 73	

Further measures to achieve even higher standards

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

Higher cost measures			
3 Solar water heating	£16	C 78	C 75
4 Solar photovoltaics panels, 25% of roof area	£39	C 80	C 78
Enhanced energy efficiency rating		C 80	
Enhanced environmental impact (CO₂) rating		C 78	

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

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

Lower cost measures (typically up to £500 each)

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

1 Low energy lighting

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

Higher cost measures (typically over £500 each)

2 Band A condensing boiler

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

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home.

3 Solar water heating

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

4 Solar photovoltaics (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and any grant that may be available. Planning restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance. Ask a suitably qualified electrician to explain the options.

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

3. Sale Statement

Sale statement for

16 Megson Drive,
LEE-ON-THE-SOLENT,
Hampshire,
PO13 8BA

About this form:

- | Under the Home Information Pack (No.2) Regulations 2007, you must provide the following information in your Home Information Pack and may use this form to do so.
- | Someone else can complete this form on behalf of a seller.
- | If the property has not yet been completed or converted, please answer the questions as if the property has been completed or converted.
- | Please answer all questions by checking the relevant box and adding any further information asked for. Where alternatives are offered, please indicate which one (or more) applies.

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.

Statement

1. Is the property a flat or a house?	<input type="checkbox"/> Flat (incl.maisonette) <input checked="" type="checkbox"/> 4 House (incl.bungalow)
2. If it is a flat, what type of building is it in?	<input type="checkbox"/> Purpose built block <input type="checkbox"/> Converted house <input type="checkbox"/> Conversion of commercial premises
3. The property is (or will be):	<input checked="" type="checkbox"/> 4 Freehold <input type="checkbox"/> Commonhold <input type="checkbox"/> Leasehold starting (or likely to start) from and with years left on the lease
4. The title to the interest in the property being sold is:	<input checked="" type="checkbox"/> 4 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
5. Name(s) of seller	Mr Strachan & Miss Ayling

<p>6. The capacity of the seller</p>	<p><input checked="" type="checkbox"/> 4 The owner or owners</p> <p><input type="checkbox"/> A representative with the necessary authority to sell the property for an owner who has died</p> <p><input type="checkbox"/> A representative with the necessary authority to sell the property for a living owner (for example with a power of attorney)</p> <p><input type="checkbox"/> Other (please give details):</p> <div data-bbox="699 495 1326 719" style="background-color: #cccccc; height: 100px;"></div>
<p>7. The property is being sold:</p>	<p><input checked="" type="checkbox"/> 4 With vacant possession</p> <p><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:</p> <div data-bbox="699 913 1326 1137" style="background-color: #cccccc; height: 100px;"></div>

4. Official Copy Register

The electronic official copy of the register follows this message.

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





Official copy of register of title

Title number HP619492

Edition date 09.08.2007

- This official copy shows the entries on the register of title on 26 Mar 2008 at 12:34:58.
- 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 26 Mar 2008.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide *1-A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Weymouth Office.

A: Property Register

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

HAMPSHIRE : GOSPORT

- 1 (02.07.2001) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 16 Megson Drive, Lee-On-The-Solent (PO13 8BA).
- 2 (02.07.2001) There are excluded from this registration the mines and minerals excepted by the Transfer dated 1 May 2001 referred to in the Charges Register in the following terms:-

"There is excepted and reserved to the Transferor and its successors in title all sand gravel stone aggregates mines minerals and mineral substances lying in or under the Property but without the power for the Transferor or its successors to work the same"
- 3 (16.09.2002) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 23 August 2002 referred to in the Charges Register.
- 4 (16.09.2002) The Transfer dated 23 August 2002 referred to in the Charges Register contains provisions as to light or air and boundary structures.

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 (16.09.2002) PROPRIETOR: CRAIG BUCHAN STRACHAN and CLAIRE LOUISE AYLING of 16 Megson Drive, Lee-on-the-Solent, Hants PO13 8BA.
- 2 (16.09.2002) The price stated to have been paid on 23 August 2002 was £167,950.

B: Proprietorship Register continued

- 3 (16.09.2002) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.

C: Charges Register

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

- 1 (02.07.2001) A Conveyance dated 12 October 1959 made between (1) The Agricultural Mortgage Corporation Limited (2) Carmen Olive House and others and (3) Charrington & Company Limited contains restrictive covenants. Neither the original deed nor a certified copy or examined abstract thereof having been produced on first registration, the following are details of the said covenants as set out in a Conveyance of the land in this title and other land dated 8 March 1976 made between (1) John Patrick Spring and Peter Goodman (Vendors) and (2) Hall Aggregates (South Coast) Limited (Purchaser):-

"SUBJECT TO a covenant contained in a conveyance dated the 12th day of October 1959 made between the Agricultural Mortgage Corporation Limited of the first part Carmen Olive House and the Vendors of the second part and Charrington & Company Limited of the third part for the benefit of Chark Farm House and land adjoining it (being property situate to the north of the property hereby conveyed) that no part of the property hereby conveyed shall be used for the sale or distribution of intoxicating liquors either on or off the premises or as a club where such intoxicating liquors are sold consumed or distributed"

- 2 (02.07.2001) A Transfer of the land in this title and other land known as Parcel 3 to 7 Cherque Farm, which is registered under title HP602309, dated 1 May 2001 made between (1) Hall Aggregates (South Coast) Limited (Transferor) and (2) Persimmon Homes (South Coast) Limited contains the following covenants:-

"16. Covenants by the Transferee

The Transferee hereby covenants with the Transferor and its assigns and successors in title and for the benefit of the Retained Land and the RMC Land and so as to bind the Property into whosoever hands it may come as follows:

16.1 Not to use nor cause suffer or permit to be used the Property or any part of it for or in connection with the Protected Businesses whether directly or by way of advertisement or plant or vehicle maintenance nor in breach of any of the covenants contained in this clause 16

16.2 Not to object to or hamper or interfere with the conduct or proposed conduct in a lawful manner on the Retained Land or the RMC Land of the Protected Businesses and ancillary and other activities and businesses

16.3 Not to do or omit to be done or allow or permit to be done or omitted to be done anything on the Property which is or may grow to be a nuisance annoyance or inconvenience to the Transferor PROVIDED THAT the residential development of the Property shall not be a breach of this clause

'The Retained Land' means such parts of the land shown edged blue on the attached plan as remain in the ownership the Transferor from time to time

'the RMC Land' means land at Leamouth Wharf, Southampton and Breach Farm, Bishopstoke owned by the RMC Group of Companies

'Protected Businesses' means the businesses and activities of and related to:-

13.4.1 quarrying storage processing manufacturing handling making merchantable selling marketing and transporting sand gravel stone aggregates ready mixed concrete and mortar and coated materials

13.4.2 the disposal treating or keeping of waste as defined in Section 75

C: Charges Register continued

of the Environmental Protection Act 1990 (as modified or re-enacted from time to time)

13.4.3 the retail sale of DIY products."

NOTE: The Retained Land referred to lies to the east of the land in this title.

- 3 (16.09.2002) A Transfer of the land in this title dated 23 August 2002 made between (1) Persimmon Homes (South Coast) Limited and (2) Craig Buchan Strachan and Claire Louise Ayling contains restrictive covenants.

NOTE: Original filed.

- 4 (09.08.2007) REGISTERED CHARGE dated 4 July 2007.

- 5 (09.08.2007) Proprietor: ALLIANCE & LEICESTER PLC (Co. Regn. No. 3263713) of Mortgage Customer Services, Customer Service Centre, Narborough, Leicester LE19 0AL.

End of register



5. Title Plan

These are the notes referred to on the following official copy

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

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

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

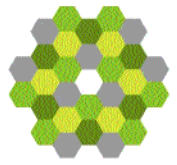
This official copy is issued on 26 March 2008 shows the state of this title plan on 26 March 2008 at 12:34:58. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be 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 .

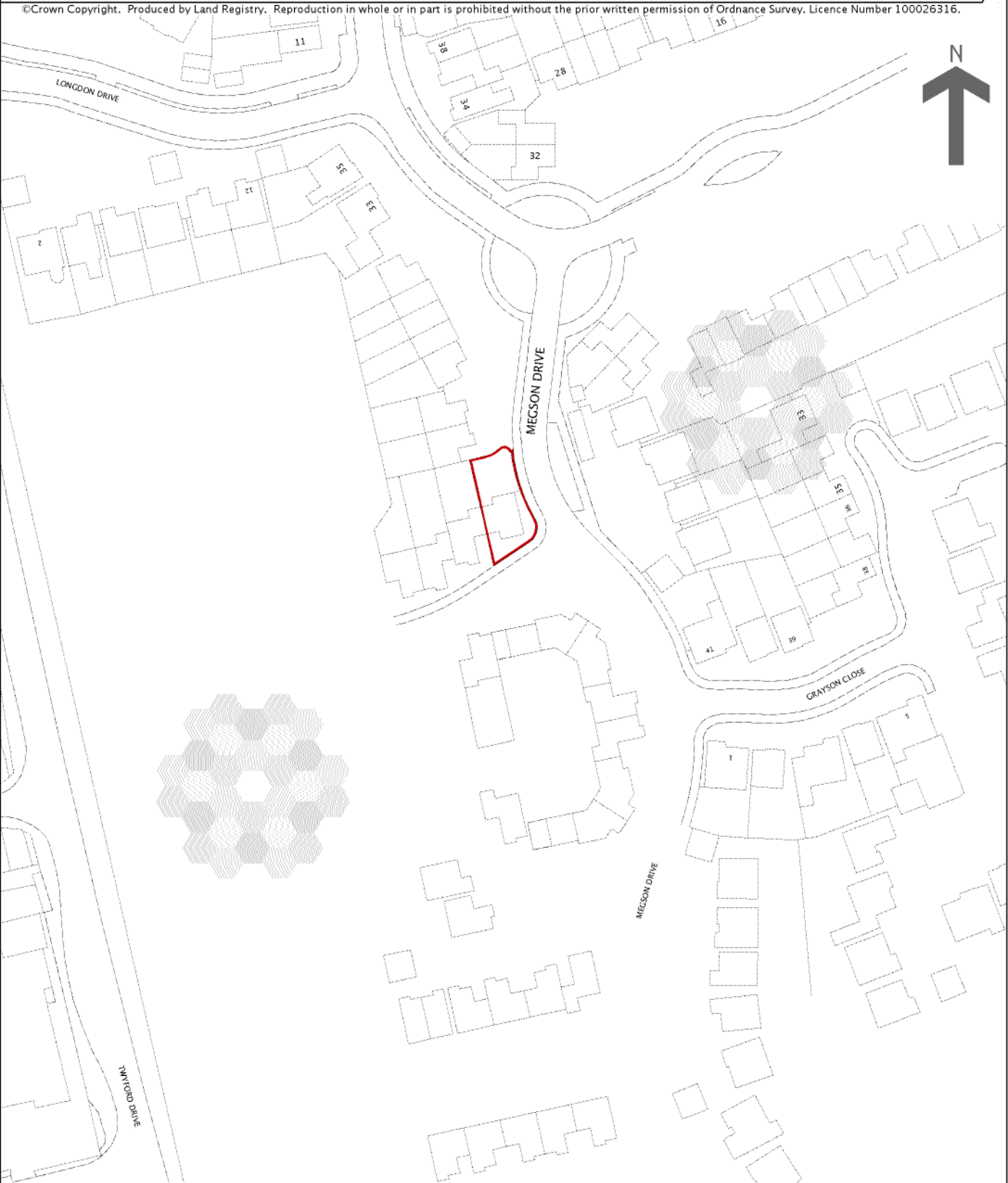


Land Registry Official copy of title plan

Title number HP619492
Ordnance Survey map reference SU5700NW
Scale 1:1250
Administrative area HAMPSHIRE: GOSPORT



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6. Local Authority and Local Land Charges

Register of Local Land Charges

Certificate of Personal Search

Date of Order: 25/03/2008
Date of Completion: 05/04/2008
Case/Search Number: 40944 / 70887
Reference Number:

LOCAL AUTHORITY
Gosport Borough Council
Town Hall High Street
Gosport
Hampshire PO12 1EB

PROPERTY MADE SUBJECT TO SEARCH

16 Megson Drive
Lee-On-The-Solent
Hampshire
PO13 8BA

CLIENT DETAILS

House Inspect
25 Barnes Wallis Road
Fareham
Hampshire PO15 5TT
0845 8386008

pam@houseinspect.co.uk

DELIVERED BY

PIE Ltd
4/5 Hartley Mews
Hartley Wintney
Hampshire RG27 8JN
01252 844700
01252 845515
searches@pie-x.com
www.pie-x.com

COMPILED BY

Property Searches Organisation
25 Barnes Wallis Road
Fareham
Hampshire PO15 5TT
0845 8386008
0845 8386004
admin@psosearches.com

SEARCH VALIDATION

It is hereby certified that the search requested above revealed 0 subsisting registrations described in the schedule hereto up to and including the date of this certificate.

Signed:



on behalf of Property Searches Organisation



Local Land Charges Register

LOCAL LAND CHARGES REGISTER SUMMARY

Part One	General Finance Charge	N/A
Part Two	Specific Finance Charge	N/A
Part Three	Planning Charge	Included, please see following page(s)
Part Four	Miscellaneous Charges	Included, please see following page(s)
Part Five	Fenland Ways Maintenance Charge	N/A
Part Six	Land Compensation Entries	N/A
Part Seven	New Towns Charges	N/A
Part Eight	Civil Aviation Charges	N/A
Part Nine	Open Cast Coal Charges	N/A
Part Ten	Listed Building Entries	N/A
Part Eleven	Light Obstruction Notices	N/A
Part Twelve	Land Drainage Schemes	N/A

Land Charges

Part	Description	Registered Date
3	K9336/1 Excavation of sand and gravel – Decision 28/08/1981	08/09/1981
3	K10775 Gravel and extraction of backfilling with imported waste materials – Decision 13/01/1984	30/01/1984
3	K12465 Extraction of sand and gravel – Decision 06/01/1987	22/01/1987
3	s.52 Town & Country Planning Act 1971	24/07/1990
3	s.106 & s.278 Town & Country Planning Act 1990	27/08/1999
3	K12465/1 Variation of condition 5 of planning permission K12465 – Decision 19/09/1999	27/09/1999
3	K12465/2 Continuation of extraction of sand and gravel – Decision 12/09/1996	27/09/1999
3	K15000/1 Outline – erection of 1050 dwellings, ancillary development, open space and landscaping, road linking Broom Way and Privett Road on land east of Cherque Farem – Decision 18/08/1999	20/08/1999
3	K15000/3 Erection of 1050 dwellings with associated access roads, car parking and open space (amended by plans received 10/11/2000), on land west of Cherque Farm – Decision 10/11/2000	20/11/2000

Land Charges

Part	Description	Registered Date
4	s. 52 Town & Country Planning Act 1971	01/10/1990
4	s. 38 Highways Act 1980	27/08/1999
4	s. 38 Highways Act 1980 dated 12/03/2002	13/03/2002

1 PLANNING AND BUILDING REGULATIONS

1.1 Planning & Building Regulation Decisions & Pending Applications

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

1.1(a)	Planning Permissions	Please see Land Charges for Planning History
1.1(b)	A Listed Building Consent	Not applicable
1.1(c)	A Conservation Area Consent	Not applicable
1.1(d)	A Certificate of Lawfulness of existing use or Development	None
1.1(e)	A Certificate of Lawfulness of proposed use or Development	None
1.1(f)	Building Regulations Approval F10880 Dwelling - Decision date 05/01/2001 - Completion date 12/08/2002	See below
1.1(g)	A Building Regulation Completion Certificate	Please contact Building Control/Vendor
1.1(h)	Any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme? How can copies be obtained?	None N/A

1.2 Planning Designations and Proposals

1.2	What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan? Within Settlement Limits Residential Allocation R/DP1 Safeguarded Area for the Aerodrome at Lee on the Solent	See below
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2 ROADS

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

2(a)	Highways maintainable at public expense	Megson Drive is unadopted
2(b)	Subject to adoption and, supported by a bond or bond waiver	Please see Land Charges
2(c)	To be made up by a local authority who will reclaim the cost from the frontagers; or	Not applicable
2(d)	To be adopted by the local authority without reclaiming the cost from the frontagers?	Not applicable

3 OTHER MATTERS

3.1 Land required for Public Purpose

3.1	Is the property included in land required for public purposes?	No
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3.2 Land to be acquired for Road Works

3.2 Is the property included in land to be acquired for road works? No

3.3 Drainage Agreements and Consents

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

3.3(a) An agreement to drain buildings in combination into an existing sewer by means of a private sewer; or Please contact Southern Water

3.3(b) An agreement or consent for (i) a building, or (ii) extension to a building on the property, to be built over, or in the vicinity of a drain, sewer or disposal main? Please contact Southern Water

3.3(c) Please state the name and address of the sewerage undertaker/provider for the area. See below

Southern Water Services Ltd, Southern House, Yeoman Road, Worthing, Sussex, BN13 3NX

3.3(d) Please state the name and address of the mains water supplier for the area. See below

Portsmouth Water Ltd, PO Box 8, West Street, Havant, Hants, PO9 1LG

How can copies of relevant documentation be obtained? Please contact Southern Water

3.4 Nearby Road Schemes

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

3.4(a) The centre line of a new trunk road or special road specified in any order, draft order or scheme; None revealed

3.4(b) The centre line of a propose alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; None revealed

3.4(c) The outer limits of construction works for a proposed alteration or improvement to an existing road, involving (i) construction of a roundabout (other than a mini roundabout); or (ii) widening by construction of one or more additional traffic lanes; None revealed

3.4(d) The outer limits of (i) construction of a new road to be built by a local authority; (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; or (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes; None revealed

3.4(e) The centre line of the proposed route of a new road under proposals published for public consultation; or None revealed

3.4(f) The outer limits of (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; (ii) construction of a roundabout (other than a mini roundabout); or (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation? None revealed

3.5 Nearby Railway Schemes

3.5 Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail? **No**

3.6 Traffic Schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths (named in box B) which abut the boundaries of the property -

- | | | |
|--------|---|-------------|
| 3.6(a) | Permanent stopping up or diversion; | None |
| 3.6(b) | Waiting or loading restrictions; | None |
| 3.6(c) | One way driving; | None |
| 3.6(d) | Prohibition of driving; | None |
| 3.6(e) | Pedestrianisation; | None |
| 3.6(f) | Vehicle width or weight restricting; | None |
| 3.6(g) | Traffic calming works including road humps; | None |
| 3.6(h) | Residents parking controls; | None |
| 3.6(i) | Minor road widening or improvement; | None |
| 3.6(j) | Pedestrian crossings; | None |
| 3.6(k) | Cycle tracks; or | None |
| 3.6(l) | Bridge building? | None |

3.7 Outstanding Notices

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

- | | | |
|--------|--------------------|-------------|
| 3.7(a) | Building works; | None |
| 3.7(b) | Environment; | None |
| 3.7(c) | Health and safety; | None |
| 3.7(d) | Housing; | None |
| 3.7(e) | Highways; or | None |
| 3.7(f) | Public health? | None |

3.8 Contravention of Building Regulations

3.8 Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations **None**

3.9 Notices, Orders, Directions and Proceedings under Planning Acts

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

- | | | |
|--------|------------------------|-------------|
| 3.9(a) | An enforcement notice; | None |
|--------|------------------------|-------------|

LA Enq. (2007)

Part I Standard Enquiries

3.9(b)	A stop notice;	None
3.9(c)	A listed building enforcement notice;	None
3.9(d)	A breach of condition notice;	None
3.9(e)	A planning contravention notice;	None
3.9(f)	Another notice relating to breach of planning control;	None
3.9(g)	A listed buildings repairs notice;	None
3.9(h)	In the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation;	None
3.9(i)	A building preservation notice;	None
3.9(j)	A direction restricting permitted development;	None
3.9(k)	An order revoking or modifying planning permission;	None
3.9(l)	An order requiring discontinuance of use or alteration or removal of building or works;	None
3.9(m)	A tree preservation order; or	None
3.9(n)	Proceedings to enforce a planning agreement or planning contributions?	None

3.10 Conservation Area

Do the following apply in relation to the property -

3.10(a)	The making of the area a Conservation Area before 31 August 1974; or	No
3.10(b)	An unimplemented resolution to designate the area a Conservation Area?	No

3.11 Compulsory Purchases

3.11	Has any enforceable order or decision been made to compulsorily purchase or acquire the property?	No
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3.12 Contaminated Land

Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property -

3.12(a)	A contaminated land notice;	See below
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[This Local Authority does not grant access to this information](#)

3.12(b)	In relation to a register maintained under section 78R of the Environmental Protection Act 1990: (i) a decision to make an entry; or (ii) an entry; or	See below
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[A remediation register is currently being compiled by the Local Authority](#)

3.12(c)	Consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice?	Request information from vendor
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3.13 Radon Gas

LA Enq. (2007)

Part I Standard Enquiries

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

No

Further information about Radon Gas can be obtained from
<http://www.hpa.org.uk/radiation/radon/>

Private Local Authority Search Report Terms & Conditions

For the purposes of these terms and conditions any references to 'the company' means the compiler or supplier shown on page 1 and any third party organisations, search agencies, associates, partners or employees used during the course of legitimate business.

1. The company provides information and services relating to property searches carried out on properties in England and Wales only.
2. Search requests must be made via PiE-X, the company's proprietary on-line ordering system and include full postal address, location plan and the appropriate fee. Should no location plan be included, the company will not accept responsibility for any errors or omissions in the results of the search.
3. All of PiE's third party organizations and search agencies work to the same Contract & Service Level Agreements.
4. All searches are carried out by trained and competent Search Agents using reasonable care and skill so that all interested parties can rely on the report.
5. The information contained in the Local Authority Search Report has been obtained by a personal inspection of public and other registers made available by the local authority and any other relevant organisations in the public domain. The company accepts no responsibility for revealing incomplete or inaccurate information, where the error is a direct result of defective source material.
6. In the event that certain Con29 Part 1 questions cannot be answered due to Local Authority or other restrictions a note of the restriction and method of obtaining said answers will be included in the report.
7. All Private Local Authority searches are provided with a unique property specific insurance. This provides protection for the beneficiaries should they suffer a material loss due to errors or omissions within the report. The full policy details and "Key Facts" can be found attached to the report. Insurance can be actively declined only on the purchaser searches.
8. Where information has been sourced from additional sources, the company will inform you of these sources within the report.
9. Where additional information forms an essential part of a search, it is the obligation of the client to inform the company at the outset.
10. Where such information is readily available at no cost, (e.g. adopted sewers, public rights of way etc.) it will be included within the results of a standard search with no charge.
11. Where such information is only available at an additional cost/time element, the company undertakes to inform the client of any additional fees that may be chargeable for obtaining such information up front.
12. Where the client requests 'copy documents' from the Local Authority, the company undertakes to inform the client in advance of any additional fees chargeable for this service.
13. Where the client requests additional Con 29 pt II enquiries the company undertakes to inform the client of any additional fees at the point of order.
14. The company aims to return all search results within five working days. However, this may not always be feasible due to Local Authority appointment systems or other reasons outside of PiE's control. The company will not accept liability for any loss, financial or otherwise, incurred by the client, as a result of delayed search results.
15. Search Reports can be downloaded from the PiE-X web site. The company does not provide hard copies free of charge.
16. The client must update PiE-X to verify satisfactory receipt of the Search report with 7 days. In the event that no such update takes place, PiE-X will automatically complete the case after 7 days.
17. In the event that the insured suffers a material loss due to
 - a. any negligent or incorrect entry in the records searched; or
 - b. any negligent or incorrect interpretation of the records searched; or
 - c. any negligent or incorrect recording of the interpretation in the Private Local Authority Search report;the Insured must advise First Title in writing as soon as possible after becoming aware of any claim, or circumstance which might entitle that Insured to make a claim under the policy. Please see policy attached (specifically "Notification of a Claim" in paragraph 5).
18. The company and any third party Search Agents' liability to First Title will be limited to an amount not exceeding £2 million in respect of any individual claim.
19. If the Client chooses not to disclose the value of the property in the order process, the company will assume the value is less than £2 million. If the Client subsequently discovers that the property value exceeds £2 million they must inform the company within 7 days of receipt of the Private Local Authority Search report. The company reserves the right to charge the Client an additional premium to cover the increased insurance risk.
20. Drainage information provided as part of the search report is taken from public sewer records and only reveals the position of the nearest public sewers. No guarantee is given or implied that the searched property is connected to the sewer identified. Clients are recommended to obtain a full Water Report from the relevant Water Company.
21. Invoices and statements are submitted electronically. The company does not provide hard copies.
22. Search Reports remain the property of the company until all agreed terms have been fulfilled.
23. The company reserves the right to withhold results until payment has been received.
24. All information held by the company is covered by the Data Protection Act
25. Each search is deemed to be an individual contract governed by English Law
26. The company maintains contractual relationships with clients and suppliers who are involved in the production of Home Information Packs and the conveyancing process in the UK; To the knowledge of the company no person who;
 - a. Conducted the search
 - b. Prepared the search reporthas any undeclared interest, personal or business relationship with any persons involved in the sale of the property. The company cannot accept any liability for failing to disclose these relationships where the involvement of any of the parties in the transaction was not made known to the company at the time of compiling the search.

Important Protection

The Search Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders, who rely on property search reports carried out on residential property within the UK. It sets out minimum standards which organisations compiling and/or selling search reports have to meet. This information is designed to introduce the Search Code to you.

By giving you this information, the company is confirming that it keeps to the principles of the Search Code. This provides important protection for you.

The Code's main commitments

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

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

Keeping to the Search Code

How search organisations keep to the Search Code is monitored independently by the Property Codes Compliance Board. Complaints under the Code may be referred to the Independent Property Codes Adjudication Scheme. This gives you an extra level of protection as the service can award compensation of up to £5,000 to you if you suffer as a result of your search organisation failing to keep to the Code.

Contact Details

The Property Codes Compliance Board: Please contact:

Telephone: 020 7917 1817
Email: info@propertycodes.org.uk

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

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

Search Report Insurance Policy

Policy Holder: Property Information Exchange Limited

Policy Number: 60-009-00022494

1. Definitions

In this policy unless the context otherwise requires:

- 1.1 "Actual Loss" (which in the case of a Buyer and Potential Buyer will not exceed the amount either reasonably believes to be the value of the Land at the Policy Date and assuming residential use of the Land) means:
- 1.1.1 in respect of a Buyer:
 - (a) the difference between the Market Value of the Land without an Adverse Entry and the Market Value as reduced by the effect of an Adverse Entry
 - (b) the cost of demolishing, altering or reinstating any part of the Land to comply with an order made by an Appropriate Body
 - (c) the amount required to pay any charges or other financial liabilities registered against the Land
 - 1.1.2 in respect of a Potential Buyer: any sums actually expended by the Potential Buyer in contemplation of buying the Land
 - 1.1.3 in respect of a Seller: actual financial loss
 - 1.1.4 in respect of a Lender: the difference between the amount of loan outstanding at the time the Lender becomes aware of an Adverse Entry and the amount recovered by the Lender on sale of the Land.
- 1.2 "Adverse Entry" means a matter affecting the Land which should be disclosed in the information provided by an Appropriate Body for the purpose of compiling a Search Report.
- 1.3 "Appropriate Body" means a local authority or other public body providing information to be included in a Search Report.
- 1.4 "Authorised Expenses" means any costs, legal fees and expenses that First Title is obliged to pay under this policy and has approved in writing.
- 1.5 "Bordereau" means the form supplied by First Title to the Policy Issuer recording insurance given in respect of individual residential properties insured under the terms of this policy.
- 1.6 "Buyer" means a person buying an interest in the Land relying upon a Search Report prepared in relation to the Land.
- 1.7 "First Title" means First Title Insurance plc.
- 1.8 "HIP" means a Home Information Pack produced by the Policy Issuer in accordance with the Home Information Pack Regulations 2007.
- 1.9 "Insured" means all or any of:
- 1.9.1 a Buyer
 - 1.9.2 a Potential Buyer
 - 1.9.3 a Seller
 - 1.9.4 a Lender
- 1.10 "Know, Known or Knowing" means having actual knowledge and not constructive knowledge or notice which may be imparted by matters appearing in public records established by local government or other relevant public bodies.
- 1.11 "Land" means the interest in an individual residential property specified in the Bordereau.
- 1.12 "Lender" means a person or body making a loan to a Buyer secured over the Land.
- 1.13 "Market Value" means the average of valuations carried out by independent and suitably qualified valuers appointed respectively by the Insured making a claim and by First Title.
- 1.14 "Policy Issuer" means Property Information Exchange Limited who will not be an insured under this Policy.
- 1.15 "Potential Buyer" means a person other than a Buyer who receives a HIP from the Seller or his agent and who relies upon a Search Report contained in it in contemplation of buying the Land.
- 1.16 "Search Report" means a report providing the information required by Regulation 9(1) of the Home Information Pack Regulations 2007 obtained from a private search provider and not directly from an Appropriate Body and incorporated within a HIP.
- 1.17 "Seller" means a person selling the Land.
- 1.18 "Policy Date" means the date on which the Search Report was prepared.

2. Coverage Statement

Subject to the terms and conditions of this policy and as the circumstances may require First Title will do either or both of the following:

- 2.1 indemnify each Insured against Actual Loss incurred by that Insured by reason of an Adverse Entry which existed at the Policy Date but was not fully disclosed to that Insured in the Search Report; and/or
- 2.2 at First Title's option, defend the Insured(s) for the risks insured by this policy. First Title will also pay any Authorised Expenses that it incurs in that defence. First Title can end this duty to defend by exercising any of the options listed in paragraph 8 of this policy.

3. Exclusions

First Title will not indemnify an Insured against Actual Loss, will not have a duty to defend and will not be obliged to pay Authorised Expenses resulting from any of the following matters:

- 3.1 risks that:
 - 3.1.1 that Insured creates, allows or agrees to at any time
 - 3.1.2 are known to that Insured but not to First Title and do not appear in any records established by the Appropriate Bodies on or before the date of the Search Report
 - 3.1.3 do not cause that Insured any loss
 - 3.1.4 occur, come into existence or are recorded in public records established by an Appropriate Body after the Policy Date
 - 3.1.5 are disclosed to the Insured during negotiation, correspondence or in reply to enquiries before contract
- 3.2 environmental contaminants or hazardous waste on or under the Land and/or liability arising by reason of environmental protection legislation, whether or not its existence would have been disclosed in response to question 3.12(a) to (d) in Form CON29
- 3.3 radon gas on or under the Land, whether or not its existence would have been disclosed in response to question 3.13 in Form CON29.

4. Continuation of indemnity

The coverage of any insurance given under this policy does not continue to protect any purchaser from a Buyer or Lender.

5. Notification of a claim

5.1 An Insured must advise First Title in writing as soon as possible after that Insured becomes aware of any claim or circumstance which might entitle that Insured to make a claim under this policy. The Insured must inform First Title Insurance plc in any one of the following formats also quoting the reference being the policy number and SRIP 05/07

- 5.1.1 by post to Title House, 33-39 Elmfield Road, Bromley, Kent, BR1 1LT
- 5.1.2 by fax to First Title Insurance plc on 0208 315 1338
- 5.1.3 by e-mail to legalandclaims@first-title.co.uk

5.2 First Title's obligation to an Insured under this policy may be reduced in part or in whole if that Insured refuses to co-operate with First Title and any action or omission of that Insured in these respects adversely affects First Title's ability to dispute or defend any challenge or claim or to commence any action against other persons.

6. Defence and prosecution of actions and an Insured's duty to co-operate

- 6.1 First Title may at its own expense and without unreasonable delay defend the Insured in litigation concerning any adverse matter referred to in paragraph 2.1
- 6.2 First Title will be entitled to select the lawyer to act and First Title will not be liable for and will not pay the fees of any other lawyer.
- 6.3 First Title may pursue any litigation (including appeals) to final determination by a court and reserves the right in its sole discretion to appeal any judgment or order
- 6.4 First Title will consult with the Insured on all matters arising under a claim.

Search Report Insurance Policy

Policy Holder: Property Information Exchange Limited

Policy Number: 60-009-00022494

7. Proof of loss

- 7.1 An Insured must give First Title a written statement detailing the amount of that Insured's loss and the method that that Insured used to compute that amount.
7.2 The statement must be given to First Title not later than 90 days after that Insured knows of the facts which will let the Insured establish the amount of the Insured's loss.

8. Settling claims and termination of liability

If an Insured makes a claim under this policy for which First Title is liable or in any other way First Title learns of a matter or circumstance for which First Title is or may be liable First Title can do one or more of the following:

- 8.1 pay that Insured the amount of indemnity cover in accordance with the definition of Actual Loss in paragraph 1.1 together with any Authorised Expenses; or
8.2 purchase the debt secured by a mortgage for the amount owed under it together with any interest and Authorised Expenses. In those circumstances the Lender must transfer or assign the mortgage together with any collateral securities and credit enhancements to First Title on receipt of payment and give all necessary notices of that transfer or assignment; or
8.3 pay or otherwise settle any claim with other parties for or in the Insured's name together with any Authorised Expenses; or
8.4 pay or otherwise settle with the Insured the Actual Loss provided for under this policy together with any Authorised Expenses.

9. Determination and extent of liability

The insurance given under this policy is a contract of indemnity against actual monetary loss. Subject to paragraphs 10 and 11 of this policy First Title's total liability under this policy (excluding Authorised Expenses) will not exceed the amounts defined as Actual Loss contained in paragraph 1.1.

10. Limitation of First Title's Liability

First Title will not be liable to indemnify an Insured:

- 10.1 if First Title removes any matter giving rise to that Insured's claim under this policy in a reasonably diligent manner by any method including litigation, or
10.2 if First Title makes a settlement with a third party;
10.3 until litigation, including appeals, in relation to a claim conducted by First Title (or by an Insured with First Title's authorisation) has been finally determined by a court;
10.4 for liability voluntarily assumed by an Insured in negotiating or settling any claim or litigation without First Title's prior written consent.

11. Reduction of indemnity and reduction or termination of First Title's liability

The amount of indemnity cover payable by First Title under this policy will be reduced or terminated (as the case may be) by any or all of the following:

- 11.1 all payments under this policy except for Authorised Expenses;
11.2 the payment by any person of all or part of the debt or any other obligation secured by a mortgage or other charge over the Land or any voluntary, partial or full satisfaction or release of such mortgage or charge to the extent of the satisfaction or release; and/or
11.3 the amount by which an Insured's acts or omissions have increased First Title's liability or reduced First Title's ability to recover amounts from third parties provided always that the interest of any Insured will not be prejudiced by any act or default of another Insured (not being such Insured) which might otherwise invalidate or reduce the indemnity provided by the Policy.

12. Payment of loss

When the extent of an Insured's loss and First Title's liability under this policy have been finally determined, First Title will pay that amount to that Insured within 30 days of its determination.

13. Subrogation

If First Title agrees to indemnify or defend an Insured under this policy in respect of any claim then regardless of whether or not actual payment has been made First Title will immediately be subrogated to any rights, contractual or otherwise, which that Insured may have in connection with that claim, the mortgage or the Land. If First Title asks, the Insured must transfer to First Title all of the Insured's rights and remedies against any person or property that, in First Title's opinion, might be necessary to perfect this right of subrogation.

14. Liability limited to this policy

This policy and any endorsements to it given in writing by First Title will be the entire contract between each Insured and First Title.

15. Severability

In the event that any provision of this policy is held to be invalid or unenforceable under any law, that provision may be severed from and will not be taken to have affected the remaining provisions.

16. Governing law and jurisdiction

This policy will be governed by the law of England and Wales and the courts of England and Wales.

17. Cancellation rights

No Insured will be entitled to cancel the insurance given to it so as to affect the rights of any other Insured and no refund of premium will be payable.

18. Notices

All notices required to be served on or given to First Title plc under this policy must include a reference SRIP 05/07 and the address of the Land and be delivered to the Claims Department, First Title Insurance plc, Title House, 33-39 Elmfield Road, Bromley BR1 1LT.

Policy Summary for Personal Search Insurance (PIE Pls & E&W)

1. This summary. This document provides a summary of the key features of the Search Report Insurance Policy under which insurance will be given to individual Buyers, Potential Buyers, Sellers and Lenders. This document does not contain the full terms and conditions of the Search Report Indemnity Insurance Policy. These can be found in the specimen policy document provided with this document. This summary is not part of the policy and it does not commit us to provide insurance on these or any other terms. It is important that you read the policy itself. The policy is a legally binding contract between each Insured and First Title Insurance plc.

2. The Insurer. First Title Insurance plc provides general insurance products and is authorised and regulated by the Financial Services Authority.

3. Type of insurance. The insurance given under the Search Report Insurance Policy protects against actual loss suffered because of any adverse circumstance which existed in the records of an Appropriate Body and affected the land at the Policy Date but was not fully disclosed in a search report compiled as part of a Home Information Pack (as defined in the Home Information Pack Regulations 2007). See Coverage statement in paragraph 2 of the policy.

4. What does the policy not cover? Among others, the insurance given under the Search Report Insurance Policy does not cover :

- environmental contaminants or hazardous waste on or under the Land
- loss or damage arising by reason of enforcement of environmental protection legislation
- the existence of radon gas on or under the Land.

All of these exclusions are detailed in paragraph 3 of the Search Report Insurance Policy. Please read this part of the policy carefully.

5. Limitations of the Policy. The insurance given under the Search Report Insurance Policy is a contract of indemnity against actual monetary loss and any payment under it will not exceed the amounts detailed in paragraph 1.1 of the policy, which should be referred to.

6. Cancellation Terms. Because the interests of a number of persons may all be protected at the same time by insurance given under the Search Report Insurance Policy in relation to each individual property, no person insured under the policy will have the right to cancel the insurance without the written agreement of all other persons who might benefit from the insurance. No refund of premium will be payable. See paragraph 17 of the policy.

7. Term of the policy. Cover under insurance given under the Search Report Insurance Policy protects only the persons specified in the policy as an "Insured" and does not continue to protect any purchaser from an insured. Each person who is insured should check periodically to ensure that the policy still meets their needs. Please refer to paragraph 2 of the policy.

8. Claims. Anyone wishing to claim under the insurance given under the Search Report Insurance Policy must advise First Title in writing as soon as possible after becoming aware of any claim or circumstance which might entitle them to make a claim. Please see paragraph 5 of the policy.

9. Queries. If you require further information or have any queries regarding the policy you should contact First Title Insurance plc at Title House, 33-39 Elmfield Road, Bromley, Kent BR1 1LT.

10. Complaints. If you wish to complain about any aspect of the service you have received regarding the insurance policy, please contact First Title Insurance plc at Title House, 33-39 Elmfield Road, Bromley, Kent BR1 1LT . Please quote the policy reference. SRIP/05/07.

If your complaint is not dealt with to your satisfaction you may complain to the Financial Ombudsman Service, South Quay Plaza, 183 Marsh Wall, London E14 9SR. Telephone: 0845 080 1800. There are some instances where the Financial Ombudsman Service cannot consider your complaint. Making a complaint will not prejudice your right to take legal proceedings.

11. Compensation. Should First Title Insurance plc become unable at any time to meet claims against it the Financial Services Compensation Scheme will protect your interests. There are maximum levels of compensation you can receive under the Scheme. You will normally be covered for at least 90% of the payment due under your policy.

12. Price. The premium for the Search Report Insurance is £3.50 plus IPT

Status Disclosure

Property Information Exchange Limited 4/5 Hartley Mews Hartley Wintney Hampshire RG27 8NX

1 The Financial Services Authority (FSA) The FSA is the independent watchdog and statutory body that regulates financial services. The FSA regulations require us to give you this document. Use this information to decide if our services are right for you.

2 Whose products do we offer? We only offer a product from First Title Insurance plc for Search Report Insurance.

3 Which service will we provide you with? You will not receive advice or a recommendation from us for Search Report Insurance.

4 What will you have to pay us for our services? There is no fee payable to us for organising the Search Report Insurance.

5 Who regulates us? Property Information Exchange Limited is an appointed representative of First Title Insurance plc, which is authorised and regulated by the Financial Services Authority (FSA). First Title Insurance plc's FSA Registration number is 202103. Our permitted business is carrying out and effecting of insurance contracts. You can check this on the FSA's Register by visiting the FSA's website www.fsa.gov.uk/register or by contacting the FSA on 0845 606 1234.

Search Report Insurance Policy

Demands & Needs Statement and Suitability

In connection with the Personal Local Search carried out in relation to the property, the transaction benefits from the inclusion of a Search Report Insurance Policy. This policy will cover you, the Insured, against Actual Loss incurred by you by reason of an Adverse Entry which existed at the Policy Date but was not fully disclosed to that you in the Search Report;

Under the Financial Services Authority regulations we are required to advise details of the contract of insurance recommended.

We only deal with First Title Insurance plc for Search Report Insurance, Our recommendation is based upon First Title Insurance plc being an insurance company authorised and regulated by the Financial Services Authority and a subsidiary of The First American Corporation, a Fortune 500 company listed on the New York Stock Exchange and are the world's leading provider of title information and property related services.

Please also refer to the attached policy summary and retain the document, along with this letter, for future reference.

7. Water and Drainage Enquiries

Your Search Results :

16

Megson Drive

Lee-On-The-Solent

Hampshire

PO13 8BA



LandSearches



Property Information Exchange
4-5 Hartley Mews, High Street

Hartley Wintney
Hampshire
RG27 8JN

Your Ref
C040944-S070888
Our Ref
LS/U500072/M.M.
Date
26 Mar 2008
Contact
Tel 01634 824100

Dear Sir/Madam

Your Search Results: 16, Megson Drive

Please find enclosed the results of your property search request. If you have any questions arising from the results please call our helpline on 0845 270 0212, which is open from 08.00 to 17.00hrs.

Southern Water offers a wide range of searches, including residential and commercial CON29DWs and Homecheck and Sitescope environmental reports. We are always looking to improve the service offered to our customers and hope the recent range of improvements make the experience more efficient and easier for you.

Thank you for using Southern Water's Landsearch service and we hope that we will be your first choice for all your future search requirements.

If you would like any more information about our products and promotional offers please do not hesitate to call or email us at searches@southernwater.co.uk.

Yours faithfully

Alison Stickland
Southern Water Land Searches

**16
Megson Drive
Lee-On-The-Solent
Hampshire
PO13 8BA**

Land Search: 16, Megson Drive, Lee-On-The-Solent, Hampshire, PO13 8BA
Ref: LS/U500072/M.M.
Date: 26 Mar 2008
Contact: Alison Stickland
Direct Line: 01634 824100

INTERPRETATION of Drainage and Water Search

- 1 Appendix 1 of this report contains definitions of terms and expressions identified in Part 2 of the Schedule 10 of Statutory 2006 No 1503

ENQUIRIES AND RESPONSES

- 2 Q: This drainage and water search complies with the requirements of Statutory instrument 2006 no 1503 Schedules 8 and 10 regulations (o) as it contains the enquiries and the appropriate responses set out in Part 2 of this Schedule 10.
- A: The Water companies records were searched by PW of PORTSMOUTH WATER who has no, nor likely to have, any personal or business relationship with any person involved in the sale of the property.

This search report was prepared by Alison Stickland of Southern Water Services, Southern House, Capstone Road, Chatham, Kent ME5 7QA who have no nor not likely to have, any personal or business relationship with any person involved in the sale of the property.

The person liable for negligent and redress is detailed in the attached T & C's.

Complaints procedure.

PUBLIC SEWER MAP

- 3 Q: Where relevant, please include a copy of an extract from the public sewer map.
- A: A copy of an extract from the public sewer map is included in which the location of the property is identified.

1. Public sewers are defined as those for which the company holds statutory responsibility under the Water Industry Act 1991.

2. 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.

3. Sewers indicated on the extract of the public sewer map as being subject to an agreement under section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer, if any.

4. Assets other than public sewers may be shown on the copy extract, for information only.

FOUL WATER

4 Q: Does foul drainage from the property drain to a public sewer?

A: Records indicate that foul water from the property does drain to the public sewerage system.

1. Water Companies are not normally responsible for any private drains and sewers which 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.

2. 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.

3. 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.

SURFACE WATER

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

A: Records indicate that surface water from the property does drain to the public sewer system.

1. Water Companies are not normally responsible for private drains and sewers that connect the property to the public sewerage system and do not hold details of these.

2. 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.

3. In some cases water company records do not distinguish between foul and surface water connections to the public sewerage system.

4. If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the company.

5. 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.

PUBLIC ADOPTION OF SEWERS AND LATERAL DRAINS

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

A: Records indicate that in relation to sewers and lateral drains serving the development of which the property forms part, an adoption agreement exists and is supported by a bond. The sewers and lateral drains are not yet vested in the sewerage undertaker, although the maintenance period has commenced.

1. 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.

2. 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.

3. Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act 1991.

PUBLIC SEWERS WITHIN THE BOUNDARY OF THE PROPERTY

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

A: 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 laterals drains to be on the public sewer map. It is therefore possible for unidentified public sewers to exist.

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

2. 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.

3. 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.

PUBLIC SEWERS NEAR TO THE PROPERTY

8 Q: Does the public sewer map indicate any public sewer or a sewer, subject to an agreement under Section 104 of the Water Industry Act 1991, within 30.48 metres (100 feet) of any buildings within the property?

A: The public sewer map indicates that there is a sewer subject to an agreement under Section 104 of the Water Industry Act 1991, within 30.48 metres (100 feet) of a building within the property. (See supplied public sewer map).

1. 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.

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

3. 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.

BUILDING OVER A PUBLIC SEWER, DISPOSAL MAIN OR DRAIN

9 Q: 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?

A: There are no records in relation to any approval or consultation 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. 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.

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

MAP OF WATERWORKS

10 Q: Where relevant, please include a copy of an extract from the map of waterworks.

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

1. The "water mains" in this context are those which are vested in and maintainable by the water company under statute.

2. Assets other than public water mains may be shown on the plan, for information only.

3. Water companies are not responsible for the 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.

4. The copy extract 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.

5. The "water mains" in this context are those which are vested in and maintainable by the water company under statute .

ADOPTION OF WATER MAINS AND SERVICES PIPES

11 Q: 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?

A: 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.

1. 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.

SEWERAGE AND WATER UNDERTAKERS

12 Q: Who are the sewerage and water undertakers for the area?

A: The sewerage undertaker for the area is Southern Water Services, Southern House, Yeoman Road, Worthing, Sussex BN13 3NX

The water undertaker for the area is Portsmouth Water Plc, PO Box 8, West Street, Havant, Hants, PO9 1LG. Tel No: 02392 499888

CONNECTION TO MAINS WATER SUPPLY

13 Q: Is the property connected to mains water supply?

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

1. Details of private supplies are not kept by the Water Undertaker. The situation should be checked with the current owner of the property.

WATER MAINS, RESOURCE MAINS OR DISCHARGE PIPES

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

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

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

2. The presence of a public water main within the boundary of the property may restrict further development within it. Water undertakers have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the Water Undertaker or its contractors needing to enter to carry out work.

CURRENT BASIS FOR SEWERAGE AND WATER CHARGES

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

A: The charges are based on the rateable value of the property of fixed license. and the charge for the current financial year is £ 327.40.

1. Water and Sewerage undertakers' full charges are set out in their charges schemes which are available from the relevant Undertaker free of charge upon request.

2. The Water Industry Act 1991 Section 150, The Water Resale Order 2001, provides protection for people who buy their water and 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: www.ofwat.gov.uk.

CHARGES FOLLOWING CHANGE OF OCCUPATION

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

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

1. Water and Sewerage Undertaker's full charges are set out in their charges schemes which are available from the relevant Undertaker free of charge upon request.

2. It is policy to meter all new water connections which would result in charges being levied according to the measured tariff.

3. The Water Undertaker 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:

a. Watering the garden other than by hand (this includes the use of sprinklers).

b. Automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.

SURFACE WATER DRAINAGE CHARGES

17 Q: Is a surface drainage charge payable?

A: Records confirm that a surface water drainage charge is payable for the property at £ 22.

1. Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable.

2. Where surface water drainage charges are payable but if on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for rebate of the surface water drainage charge. Details can be obtained from the Sewerage Undertaker.

WATER METERS

18 Q: Please include details of the location of any water meter serving the property?

A: Records indicate that the property is not served by a water meter.

1. Where the property is not served by a water meter and the customer wishes to consider this method of charging they should contact:

Portsmouth Water Plc, PO Box 8, West Street, Havant, Hants, PO9 1LG. Tel No: 02392 499888

SEWERAGE BILLS

19 Q: Who bills the property for sewerage services?

A: The property is billed for sewerage services by Southern Water Services, Southern House, Yeoman Road, Worthing, Sussex BN13 3NX.

WATER BILLS

20 Q: Who bills the property for water services?

A: The property is billed for water services by Portsmouth Water Plc, PO Box 8, West Street, Havant, Hants, PO9 1LG. Tel No: 02392 499888

RISK OF FLOODING DUE TO OVERLOADING PUBLIC SEWERS

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

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

1. 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.

2. "Internal flooding" from the 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.

3. "At Risk" properties are those that the water company is required to include in the Regulatory Register that is reported annually to the Water Services Regulatory Authority. These are defined as properties that have suffered or are likely to suffer internal flooding from the 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 Sewerage Undertaker's reporting procedure.

4. 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.

5. Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Sewerage Undertaker.

6. Public Sewers are defined as those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991.

7. It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Sewerage Undertaker. This report excludes flooding from the private sewers and drains and the Sewerage Undertaker makes no comment upon this matter.

RISK OF LOW WATER PRESSURE OR FLOW

22 Q: Is the property at risk of receiving low pressure or flow?

A: 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.

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

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

3. *Water Companies are required to include in the Regulatory Register that is reported annually to the Water Services Regulatory Authority 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).*

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

5. *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

6. *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.

7. *Planned maintenance:*

Companies should not report under DG2 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.

8. *One-off incidents:*

This exclusion covers a number of causes of low pressure; mains bursts; Failures of company equipment (such as PRVs or booster pumps);

Firefighting; and Action by a third party. However, if problems of this type affect a property frequently, they cannot be classed as one-off events and further investigation will be required before they can be excluded.

9. *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.

WATER QUALITY ANALYSIS

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

A: The analysis confirmed that tests failed to meet the standards prescribed by the 2000 Regulations or the 2001 Regulations, please find a report attached.

1. 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.

2. 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.

3. 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.

4. 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 (give contact details) for further advice.

5. 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.

6. 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 operational can be examined.

7. If there are concerns that lead pipes within the property may be causing high levels of lead in your drinking water please contact the company (see below) for further advice.

WATER QUALITY STANDARDS

24 Q: 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.

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

1. Authorised departments are not permitted if the extent of the departure from the standard is likely to constitute a potential danger to human health.

2. Please contact your water company if you require further information.

SEWERAGE TREATMENT WORKS

25 Q: Please confirm the distance from the property to the nearest boundary of the nearest sewerage treatment works.

A: The nearest sewerage treatment works is 2.07 kilometres North of the property. The name of the sewage treatment works is PEEL COMMON WTW, which is responsibility of Southern Water Services, Southern House, Capstone Road, Chatham, Kent ME5 7QA company.

1. The nearest sewerage treatment works will not always be the sewerage treatment works serving the catchment within which the property is situated.

2. The Sewerage undertaker's records were inspected to determine the nearest sewerage treatment works.

3. It should be noted therefore that there may be private sewerage treatment works closer than the one detailed above that have not been identified.

APPENDIX 1
Statutory Instrument 2006 No 1503 - Schedule 10 Part 1 - Interpretation

"the 1991 Act" means the Water Industry Act 1991[61];

"the 2000 Regulations" means the Water Supply (Water Quality) Regulations 2000[62];

"the 2001 Regulations" means the Water Supply (Water Quality) Regulations 2001[63];

"adoption agreement" means an agreement made or to be made under section 51A(1) or 104(1) of the 1991 Act[64];

"bond" means a surety granted by a developer who is a party to an adoption agreement;

"bond waiver" means an agreement with a developer for the provision of a form of financial security as a substitute for a bond;

"calendar year" means the twelve months ending with 31st December;

"discharge pipe" means a pipe from which discharges are made or are to be made under section 165(1) of the 1991 Act;

"disposal main" means (subject to section 219(2) of the 1991 Act) any outfall pipe or other pipe which—

(a) is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a sewerage undertaker or of any other person; and

(b) is not a public sewer;

"drain" means (subject to section 219(2) of the 1991 Act) a drain used for the drainage of one building or of any buildings or yards appurtenant to buildings within the same curtilage;

"effluent" means any liquid, including particles of matter and other substances in suspension in the liquid;

"financial year" means the twelve months ending with 31st March;

"lateral drain" means—

(a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or

(b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under section 102 of the 1991 Act or in an agreement made under section 104 of that Act[65];

"licensed water supplier" means a company which is the holder for the time being of a water supply licence under section 17A(1) of the 1991 Act[66];

"maintenance period" means the period so specified in an adoption agreement as a period of time—

(a) from the date of issue of a certificate by a sewerage undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker's satisfaction; and

(b) until the date that private sewer or lateral drain is vested in the sewerage undertaker;

"map of waterworks" means the map made available under section 198(3) of the 1991 Act [67] in relation to the information specified in subsection (1A);

"private sewer" means a pipe or pipes which drain foul or surface water, or both, from premises, and are not vested in a sewerage undertaker;

"public sewer" means, subject to section 106(1A) of the 1991 Act[68], a sewer for the time being vested in a sewerage undertaker in its capacity as such, whether vested in that undertaker—

(a) by virtue of a scheme under Schedule 2 to the Water Act 1989[69];

(b) by virtue of a scheme under Schedule 2 to the 1991 Act[70];

(c) under section 179 of the 1991 Act[71]; or

(d) otherwise;

"public sewer map" means the map made available under section 199(5) of the 1991 Act[72];

"resource main" means (subject to section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of—

(a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or

(b) giving or taking a supply of water in bulk;

"sewerage services" includes the collection and disposal of foul and surface water and any other services which are required to be provided by a sewerage undertaker for the purpose of carrying out its functions;

"sewerage undertaker" means the company appointed to be the sewerage undertaker under section 6(1) of the 1991 Act for the area in which the property is or will be situated;

"surface water" includes water from roofs and other impermeable surfaces within the curtilage of the property;

"water main" means (subject to section 219(2) of the 1991 Act) any pipe, not being a pipe for the time being vested in a person other than the water undertaker, which is used or to be used by a water undertaker or licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the undertaker or supplier, as distinct from for the purpose of providing a supply to particular customers;

"water meter" means any apparatus for measuring or showing the volume of water supplied to, or of effluent discharged from any premises;

"water supplier" means the company supplying water in the water supply zone, whether a water undertaker or licensed water supplier;

"water supply zone" means the names and areas designated by a water undertaker within its area of supply that are to be its water supply zones for that year; and

"water undertaker" means the company appointed to be the water undertaker under section 6(1) of the 1991 Act for the area in which the property is or will be situated.

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

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

Definitions

'Company' means the water service company or their data service provider producing the Report.

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

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

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

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

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

Agreement

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

The Customer and Client agree that the placing of an Order for a Report indicates their acceptance of these terms.

The Report

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

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

2.2 The Report does not give details about the actual state or condition of the Property 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 should not be relied on for any other purpose. The Report may contain opinions or general advice to the Customer and the Client and The Company cannot ensure that any such opinion or general advice is accurate, complete or valid 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. The Company shall not be liable to the Client for any failure defect or non-performance of its obligations arising from any failure of or defect in any machine, processing system or transmission link or anything beyond The Company's reasonable control or the acts or omissions of any party for whom The Company are not responsible.

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

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

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

Copyright and Confidentiality

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

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

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

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

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

Payment

5. Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by The Company, without any set off, deduction or counterclaim. Unless the Customer or Client has an account with The Company for 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. 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.

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

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



The following information was taken from the water supply records of Portsmouth Water.

Water Quality failure report for Portsmouth Water Gosport supply zone

The following samples failed during the calendar year ending 31/12/2006:-

Parameter tested	No. of samples taken	No. of samples failed
Aluminium	52	1

Water companies investigate all infringements of water quality standards thoroughly & take appropriate action to resolve any problems. If there was any risk to public health from the quality of drinking water supplied the company would inform customers immediately & advise them not to drink the water until the risk had been removed.

Key facts on water quality

Here are some key facts on substances that customers may be concerned about. For more detailed information visit www.portsmouthwater.co.uk or telephone 02392 249344

Aluminium

Aluminium is present widely in the environment & exists naturally in lakes, rivers & reservoirs. It is also used in some water treatment works to remove impurities where its use is closely controlled & monitored.

Coliform bacteria

These bacteria are usually harmless in themselves but if present can show that there is a possibility of contamination of drinking water. Some of the bacteria we find are from dirty taps in houses but in all cases where bacteria are found we respond urgently to ensure supplies are safe.

Individual pesticides

Mecoprop

Water companies test for various pesticides which may be used in their area by farmers, growers & gardeners etc. & may be present in water. The minute traces found are no threat to health, being far lower than the limits set by the government health advisors.

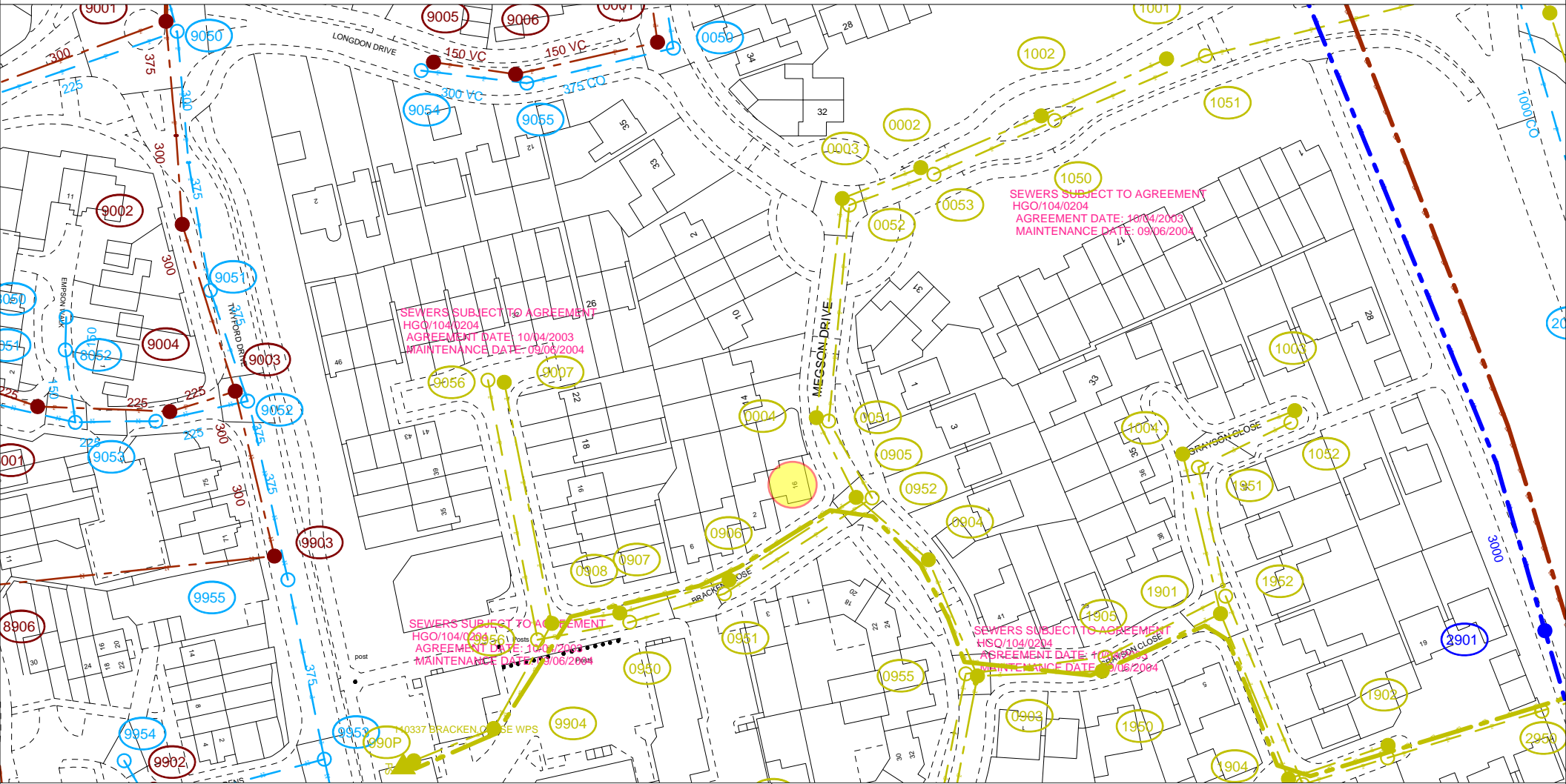
Lead

There is virtually no lead in water as it leaves treatment works. Lead in drinking water originates from service pipes & plumbing mainly found in older houses. Lead pick up is more prevalent in soft water areas. Southern Water areas are generally classed as hard. The best way of reducing lead in water supplied from taps is to replace lead plumbing.

Taste

There are several different reasons why a sample may exhibit a taste. For a leaflet about taste please contact Portsmouth Water.

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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O.S. REF: SU5700NW

Scale: 1:1250

Sewer Plot

WARNING: BAC pipes are constructed of Bonded Asbestos Cement
WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement



Printed By: AM

Date: 26-3-2008

16 Megson Drive

Requested By:



SEWER LEGEND

LINE STYLES/COLOURS

Brown		Foul
		Foul Syphon Sewer
		Foul Vacuum Main
		Foul Rising Main
Red		Combined
		Combined Syphon Sewer
		Combined Rising Main
Light Blue		Surface Water
		Surface Water Rising Main
Dark Blue		Treated Effluent
Purple		Sludge
Pink		Catchment Boundary
		Section 104 Agreement Area
Yellow		Building Over Agreement Area

SHAPES (S)

A	Arched	R	Rectangular
B	Barrel	S	Square
C	Circular	T	Trapezoidal
E	Egg	U	U Shape
H	Horseshoe	X	Other

NODE REFERENCING SYSTEM

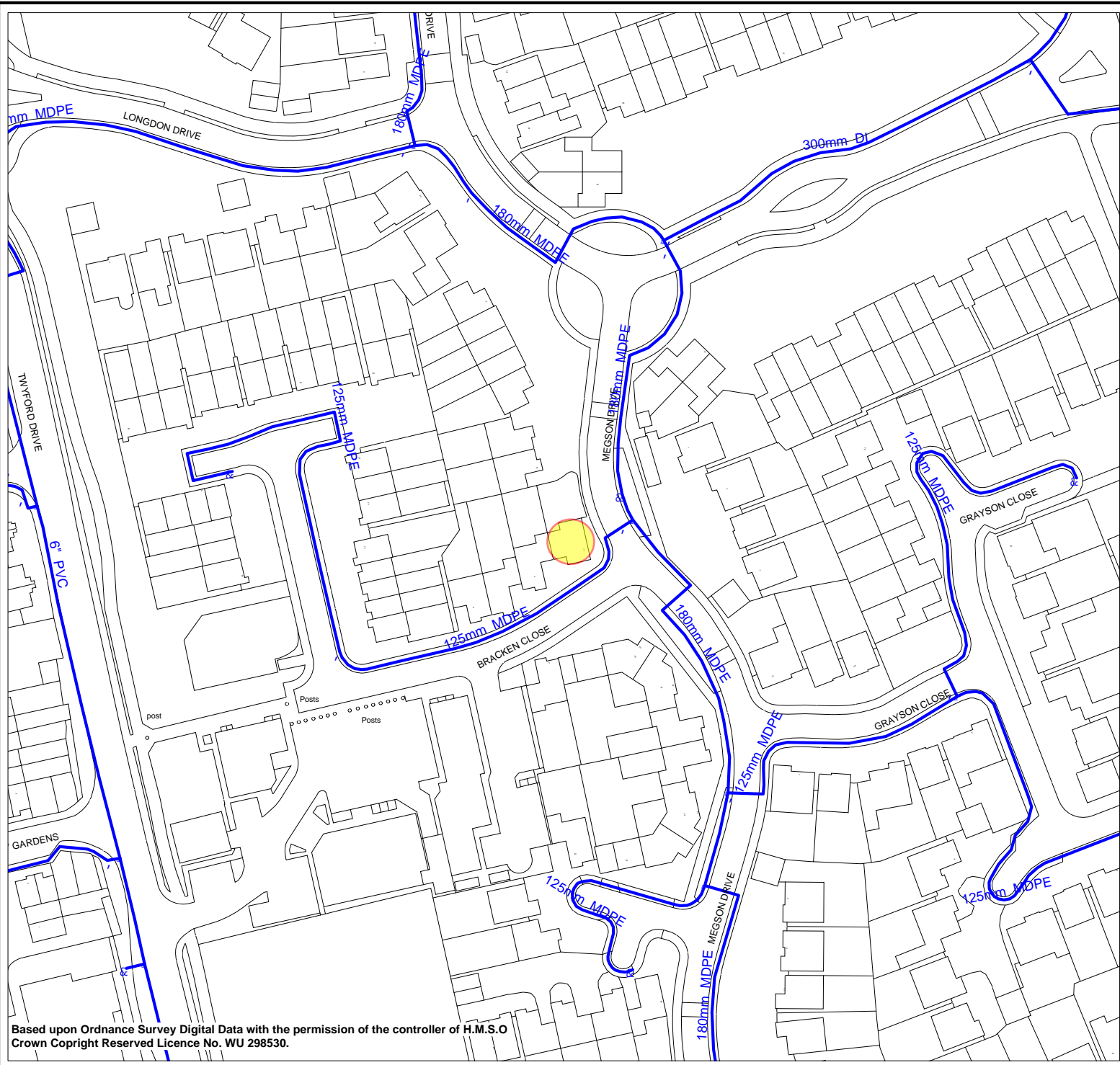
- 1st digit: hundred metre easting identifier
- 2nd digit: hundred metre northing identifier
- 3rd digit: sewer type identifier
 - 0-4 = Foul/Combined
 - 5-9 = Surface Water
- 4th digit: next sequential node

MATERIALS

AK	Alkathene	MAC	Masonry in regular Courses
BRC	Brick (Common)	MAR	Masonry in random Courses
BRE	Brick (Engineering)	PE	Polyethylene
CC	Concrete Box Culvert	PF	Pitch Fibre
CI	Cast Iron	PP	Polypropylene
CO	Concrete (In-Situ)	PVC	Polyvinyl Chloride
CP	Concrete (Pre-cost)	RPM	Reinforced Plastic Matrix
CSB	Concrete Segments (bolted)	SI	Spun Iron
CSU	Concrete Segments (unbolted)	ST	Steel
DI	Ductile Iron	VC	Vitrified Clay
FRC	Fibre Reinforced Cement	XXX	Other
GRC	Glass Reinforced Concrete	ZZZ	Unknown
GRP	Glass Reinforced Plastic		

	Manhole (SW)		Washout (SW)		Backdrop manhole
	Manhole (F&C)		Washout (F&C)		Other (s)
	Lamp hole (SW)		Rodding eye (SW)		Other
	Lamp hole (F&C)		Rodding eye (F&C)		Change in sewer (s)
	Pumping Station (SW)		Gauging point (SW)		Change in sewer
	Pumping Station (F&C)		Gauging point (F&C)		Reflux valve
	Side entry manhole (SW)		Intercept chamber (SW)		Flap valve
	Side entry manhole (F&C)		Intercept chamber (F&C)		Cascade
	Blind shaft (SW)		Storm Tank (SW)		Anode
	Blind shaft (F&C)		Storm Tank (F&C)		Valve
	Ejector station (SW)		Vortex chamber (SW)		Closed valve
	Ejector station (F&C)		Vortex chamber (F&C)		Air valve
	Watertight door (SW)		Manhole label ellipse		Hatch box (SW)
	Watertight door (F&C)		Dummy/S24 manhole		Hatch box (F&C)
	Flushing ch. Mn-e (SW)		Outfall		Direction arrow
	Flushing ch. Mn-e (F&C)		Penstock chamber		Emptying valve
	Flushing ch. No-e (SW)		Damboards		Catchpit
	Flushing ch. No-e (F&C)		Storm Overflow		Soakaway
	Wastewater treatment works		Vent		Inlet
	Marine treatment works		Vent column		Balancing pond
	Outfall headworks		Tidal storage tank		Blank end
					Head of Public Sewer

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement
WARNING: FRC pipes are constructed of Bonded Asbestos Cement



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This information is provided as part of a
 CON29DW by:

LandSearches from Southern Water
 Southern House
 Capstone Road
 Chatham
 Kent ME5 7QA
 Telephone: 0845 270 021
 Fax: 01634 844514

The information supplied is given in good faith as a guide to locating underground apparatus. It's accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of services pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the persons proposing to excavate in the street who shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.

Legend

- Water Main
- Abandoned Main
- Private Main
- Hydrants / Washout Hydrants
- Valves / Fittings

Materials

BP	Black Polyethelene	MDPE	Medium Density Polyethelene
CI	Cast Iron	PSC	Pre-Stressed Concrete
CP	Copper	PVC	Polyvinyl Chlorid
DI	Ductile Iron	ST	Steel
FRC	Fibre Reinforced Cement	??	Unknown
HDPE	High Density Polyethelene		

Scale 1:1250 Date: 26/03/2008

Home Information Pack
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