

Home Information Pack

**Bod Erw
9 Plassy Street
Bala
Gwynedd
LL23 7SW**



Viewable on



<http://www.epc4ueu/hipview.htm>

Home Information Pack Index for:-

Property Details:~

Bod Erw
9 Plassy Street
Bala
Gwynedd
LL23 7SW

HIP commencement date **27 May 2008**

Required Documents: ~	Estimated time (Working Days) from above date for constituent parts of the HIP
Index	
Energy Performance Certificate	EPC & Land Registry Documents 24 -48 hours
Sales Statement	Drainage & Water Searches 3 - 5 Days
Personal Local Authority Search	Personal Local Authority Searches 5 – 10 Days
Official Drainage and Water Search	
HMLR Office Copy Register	Whilst the above timescales are typical, we can not be held liable for issues effecting the procurement of the documents that are outside of our control.
HMLR Title Plan	
<u>Authorised Documents: ~</u>	Document outside of our control include the Epitome of Title, Probate and similar documents normally procured from solicitors

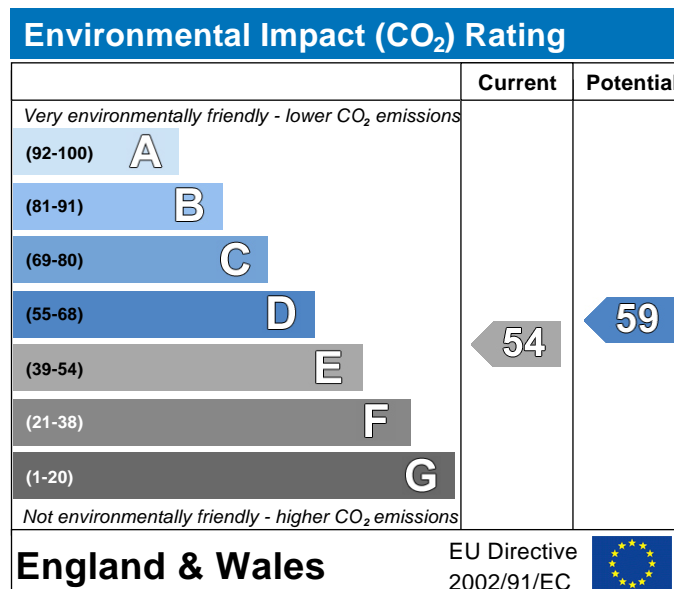
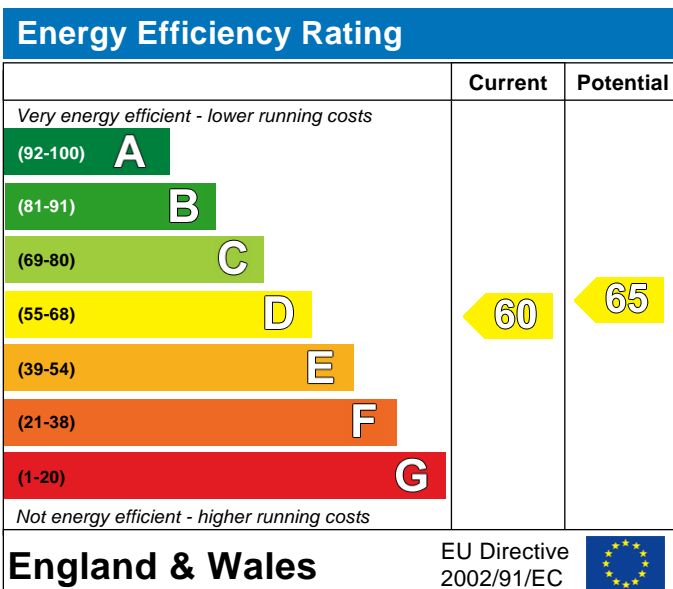
Energy Performance Certificate



9, Plassey Street
BALA
LL23 7SW

Dwelling Type: Mid-terrace house
Date of Assessment: 28/05/2008
Date of Certificate: 28/05/2008
Reference Number: 2488-5024-6245-4278-9084
Total Floor Area: 79 m²

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



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

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

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

	Current	Potential
Energy Use	327 kWh/m ² per year	286 kWh/m ² per year
Carbon dioxide emissions	4.3 tonnes per year	3.8 tonnes per year
Lighting	£58 per year	£32 per year
Heating	£471 per year	£432 per year
Hot water	£82 per year	£71 per year

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

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



Certification mark

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 Northgate Information Solutions, to a scheme authorised by the Government. This certificate was produced using 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.

Assessors accreditation number: NGIS707554
Assessors name: Robert Tucker
Company name/trading name: Mr Robert Tucker
Address: EPC4U,17,FFordd Alban,Tywyn,Gwynedd,LL36 9EA

Phone number: 01654 712324
Fax number: 0
E-mail address: dea@epc4u.eu
Related party disclosure:

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

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from our website at <http://www.northgate-dea.co.uk/> together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance rating

The ratings on the certificate provide a measure of the buildings 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 building types. 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 and protect the environment. You should reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment, 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 your 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 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 the home's energy performance

9, Plassey Street
BALA
LL23 7SW

Date of Certificate: 28/05/2008
Reference Number: 2488-5024-6245-4278-9084

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	Solid brick, as built, no insulation (assumed)	Very poor	Very poor
Roof	Pitched, no insulation (assumed) Flat, no insulation (assumed) Roof room(s), insulated (assumed)	Very poor Very poor Average	Very poor Very poor Average
Floor	Suspended, no insulation (assumed)	-	-
Windows	Fully double glazed	Average	Average
Main Heating	Boiler and radiators, mains gas	Good	Good
Main Heating Controls	Programmer, TRVs and bypass	Poor	Poor
Secondary Heating	Room heaters, mains gas	-	-
Hot Water	From main system	Good	Good
Lighting	Low energy lighting in 20% of fixed outlets	Poor	Poor
Current energy efficiency rating		D 60	
Current environmental impact (CO ₂) rating		E 54	

Recommendations

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

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental Impact
1 Low energy lighting for all fixed outlets	£19	D 61	E 54
Sub-total	£19		
Higher cost measures			
2 Replace boiler with Band A condensing boiler	£49	D 65	D 59
Total	£68		
Potential energy efficiency rating		D 65	
Potential environmental impact (CO₂) rating		D 59	

Further measures to achieve even higher standards

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

3 50 mm internal or external wall insulation	£79	C 71	D 66
4 Solar photovoltaics panels, 25% of roof area	£29	C 73	D 68
Enhanced energy efficiency rating		C 73	
Enhanced environmental impact (CO₂) rating		D 68	

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 reduced carbon dioxide (CO₂) emissions.

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

Low cost measures (typically up to £500 each)

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

1 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs.

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. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme^{1}, and can therefore self-certify the work for Building Regulation compliance.

About the further measures to achieve even higher standards

3 Internal or external wall insulation

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

4 Photovoltaics

A solar photovoltaic (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 Solar Trade Association has up-to-date information on local installers and any grant that may be available. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme^{1}, and can therefore self-certify the work for Building Regulation compliance.

Sales Statement for:~

Property Details:~

Bod Erw
9 Plassy Street
Bala
Gwynedd
LL23 7SW

About This Form:~

- Under the Home Information Pack Regulations, you must provide the following information in your Home Information Pack and may use this form to do so.
- Someone 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 is finished.
- 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.
- The Regulations also tell you what other documents must and may be in the Home Information Pack. Guidance on the Regulations is available at

Sellers Check This Form:~

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

Please check the boxes below to confirm that:

This form has been completed by the seller(s) or with their authority.

AND

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

Sales Statement Details:~

1. Is the property a flat or a house?

House (incl. bungalow)

2. If it is a flat, what type of building is it in? .

3. The property is (or will be)
If Leasehold then ~

Freehold

From and with years left on the lease

4. The title to the interest in the property being sold?
The whole of a registered estate

5. Who is selling the property?

The owner or owners

Give Details of Section 7 if Applicable

6. Name of Seller

**KENNETH HANCOCK and
THELMA GERTRUDE HANCOCK**

7. The property is being sold:

With vacant possession

Give Details of Section 7 if Applicable



Personal Local Authority Search

Search Reference: PALI 78 - 000849

Applicant: EPC4U

ROBERT HOWARD TUCKER
17 FFORDD ALBAN
TYWYN
GWYNEDD
LL36 9EA

Reference:

Land or property against which enquiries are made:

9 Plassey Street, Bala, Gwynedd, LL23 7SW

Report Compiled By: Paul Henry
On Behalf of PALI

Date: 6th June 2008

SUMMARY SHEET

Local Land Charges Register Entries

Part 3 Planning Charges

Description: This property is contained in the Bala Conservation Area, designated on the 30th June 1978 and is registered in compliance with Section 277 of the Town & Country Planning Act 1971 (as amended).

Originating Authority: Gwynedd County Council
Place of Inspection: Gwynedd Council, Cae Penarlag, Dolgellau
Date of Registration: 30th June 1978

Reference I.D: NP5/53/L235
Description: Replacement storage shed to rear yard.
Originating Authority: Snowdonia National Park
Place of Inspection: Gwynedd Council, Cae Penarlag, Dolgellau
Date of Registration: 6th January 2004

Planning Department Information

Application No: NP5/53/L235
Description: Replacement storage shed to rear yard
Decision: Permit
Date: 6th January 2004

Building Regulations Information

Building Regulations information is available post 1996
No Building Regulations relate to this property

Other Details

Question 1.1h Certificate of Compliance

Fensa Information

Certificate ID: 575111
Certificate Issued: 26th August 2003
Work completed: 7th February 2003
Doors: 3

Question 1.2 Planning Designations and Proposals

Eryri Local Plan 1993-2003

The property is within
Housing Development Boundary T1 T2 T3 T5
Conservation Area Boundary TA6 TA7
200m Open Space TA9

Question 2 Roads

Plassey Street is adopted
There are No Definitive Rights of Way

Question 3.13 Radon Gas

Records indicate that the property is in a Radon Affected Area, according to the Indicative Atlas of Radon in England and Wales as identified by the Health Protection Agency (November 2007)

Registering Authority

Register of local land charges

GWYNEDD COUNCIL
COUNCILOFFICES
CAERNAFON
GWYNEDD
LL55 1SH

An official search is required in Part(s) 1-12 of the register of local land charges kept by the above named registering authority for subsisting registrations against the land [defined in the attached plan] described below

Description of land sufficient to enable it to be identified

9 Plassey Street
Bala
Gwynedd
LL23 7SW

Name and address to which certificate is to be sent

Signature of applicant

PALI
ASHDOWN HOUSE
RIVERSIDE BUSINESS PARK
BENARTH ROAD
CONWY
LL32 8UB

PALI

Date: 6th June 2008

Tel: 01492 582 831

Ref:

Certificate of Search

It is hereby certified that the search requested above reveals the 2 subsisting registrations described in the schedule hereto up to including the date of the certificate

Local Land Charges Register Entries

Part 3 Planning Charges

Description:	This property is contained in the Bala Conservation Area, designated on the 30th June 1978 and is registered in compliance with Section 277 of the Town & Country Planning Act 1971 (as amended).
Originating Authority:	Gwynedd County Council
Place of Inspection:	Gwynedd Council, Cae Penarlag, Dolgellau
Date of Registration:	30th June 1978
Reference I.D:	NP5/53/L235
Description:	Replacement storage shed to rear yard.
Originating Authority:	Snowdonia National Park
Place of Inspection:	Gwynedd Council, Cae Penarlag, Dolgellau
Date of Registration:	6th January 2004

ENQUIRIES OF THE LOCAL AUTHORITY (2007 EDITION)

A.

Local Authority Name & Address:

GWYNEDD COUNCIL
COUNCIL OFFICES
CAERNAFON
GWYNEDD
LL55 1SH

Search No: 78 - 000849

Signed: Pali

On Behalf of:

LOCAL AUTHORITY: PRIVATE SEARCH COMPANY:
MEMBER OF THE PUBLIC (Indicate as appropriate)

Dated: 6th June 2008

B.

Enter address of the land/property.

UPRN(s): N/A
9 Plassey Street
Bala
Gwynedd
LL23 7SW

C.

Other roadways, footways and footpaths in respect of which a reply at Enquiry 2 is required:

D.

Reference:

Tel no: 01492 582 831

Fax No: 01492 596 830

E-Mail contact: search78@pali.uk.com

E.

To ensure compliance with Schedule 7, Part 1, 1(b) of the HIP Regulations please supply the following details, where applicable:

Name of Vendor: KENNETH HANCOCK and
THELMA GERTRUDE HANCOCK

Name of Estate Agents:

Name of HIP Provider: EPC4U

Name of Solicitor/Conveyancer:

Your personal data – name and address – will be handled strictly in accordance with the requirements of the Data Protection Act. We require it to pass on to the relevant authority(ies) in order to carry out the necessary searches

F.

Please reply to:

PALI
ASHDOWN HOUSE
RIVERSIDE BUSINESS PARK
BENARTH ROAD
CONWY
LL32 8UB

DX Address:

Notes:

A. Enter name and address of appropriate Council. If the property is near a local authority boundary, consider raising certain enquiries (e.g. road schemes) with the adjoining Council.

B. Enter address and description of the property. Please quote the UPRN(s) (Unique Property Reference Number) where known. **A duplicate plan is required for all searches submitted directly to a local authority.** The search may be returned if land/property cannot easily be identified.

C. Enter name and/or mark on a plan any other roadways, footpaths and footways abutting the property (in addition to those entered in Box B) to which a reply to enquiry 2 is required.

D. Details of fees can be obtained from the Council, your chosen NLIS Channel or search provider.

E. Please enter the name of the individual(s) and Firms involved in the sale of the property.

F. Enter the name and address/DX address of the person or company lodging or conducting this enquiry.

CON 29 Required Enquiries of Local Authority (2007)

1 Planning and Building Regulations

1.1 Planning and Building Decisions and Pending Applications

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

- a) a planning permission;
- b) a listed building consent;
- c) a conservation area consent;
- d) a certificates of lawfulness of existing use or development;
- e) a certificate of lawfulness of proposed use or development;
- f) building regulation approval;
- g) a building regulation completion certificate; and
- h) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certified scheme?

How can copies of any of the above be obtained

See Summary Sheet

None

None

None

None

See Summary Sheet

See Summary Sheet

See Summary Sheet

Gwynedd Council, Council Offices, Caernarfon,
Gwynedd, LL55 1SH

1.2 Planning Designations and Proposals

What designations of land use for the property or the area, and what specific proposals for the property, are contained in any current adopted or proposed development plan?

See Summary Sheet

2 Roads

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

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

- a) highways maintainable by public expense;
- b) subject to adoption, and supported by a bond or bond waiver.
- c) to be made up by a local authority who will reclaim the cost from the frontagers; or
- d) to be adopted by a local authority without reclaiming the cost from the frontagers?

See Summary Sheet

None

None

None

3 Other Matters

3.1 Land required for Public Purposes

Is the property included in land required for public purposes? None

3.2 Land to be acquired for Road Works

Is the property included in land to be acquired for road works? None

3.3 Drainage Agreements and Consents

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

a) an agreement to drain building in combination into an existing sewer by means of a private sewer; or Please Refer to Relevant Water Authority or See Drainage and Water Search Where Applicable

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

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 Refer to Relevant Water Authority or See Drainage and Water Search Where Applicable

3.4 Nearby Road Schemes

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

a) the centre line of a new trunk road or special road specified in any order, draft order or scheme; None

b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; None

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

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

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

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

Note: A mini roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches.

3.5 Nearby Railway Schemes

Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?

None

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-

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

a) permanent stopping up or diversion;

None

b) waiting or loading restrictions;

None

c) one way driving;

None

d) prohibition of driving;

None

e) pedestrianisation;

None

f) vehicle width or weight restriction;

None

g) traffic calming works including road humps;

None

h) resident parking controls;

None

i) minor road widening or improvements;

None

j) pedestrian crossings;

None

k) cycle tracks or;

None

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:

a) building works;

None

b) environment;

None

c) health and safety;

None

d) housing;

None

e) highways; or

None

f) public health

None

3.8 Contravention of Building Regulations

Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations? 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:-

a) an enforcement notice; None

b) a stop notices; None

c) a listed building enforcement notice; None

d) a breach of condition notice; None

e) a planning contravention notice; None

f) another notice relating to breach of planning control; None

g) a listed building repairs notice; None

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

i) a building preservation notice; None

j) a direction restricting permitted development; None

k) an order revoking or modifying a planning permission; None

l) an order requiring discontinuance of use or alteration or removal of building works; None

m) tree preservation order ; or None

n) proceedings to enforce a planning agreement or planning contribution? None

3.10 Conservation Area

Do the following apply in relation to the property-

a) the making of the area a Conservation Area before 31 August 1974; or None

b) an unimplemented resolution to designate the area a Conservation Area? None

3.11 Compulsory Purchase

Has any enforceable order or decision been made to compulsorily purchase or acquire the property? None

3.12 Contaminated Land

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

- a) a contaminated land notice;
- b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990:- (i) a decision to make an entry; or (ii) an entry; or
- 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?

3.13 Radon Gas

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

INFORMATIVE: A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it, and reply may not disclose steps taken by another Council in whose area adjacent or adjoining land is situated. You are advised to undertake an Environmental Search Report

None

None

None

INFORMATIVE: Radon Affected Areas are designated by the National Radiological Protection Board. It is recommended that the level of radon gas should be measured in all properties within Radon Affected Areas. The present owner or (for a new property) the builder should be asked whether protective measures were incorporated in the construction of the property; whether the results were at or above the Action Level (prescribed by the NRPB) and if so whether remedial measures were installed and whether the radon levels were re-tested and confirmed the effectiveness of the measures.

See Summary Sheet

Appendix - Further Information About This Search

i) Statement of Relationship

Please find below a description of any relationships between parties named in box E and persons involved in the composition of this search.

None

ii) Records Inspected

Records have been inspected held by the Local Authority Named in box A in compiling this report. In addition to these the following records have also been inspected:

Health Protection Agency Centre for Radiation, Chemical and Environmental Hazards Radiation Protection Division Chilton Didcot Oxfordshire OX11 0RQ United Kingdom

FENSA Limited, 44-48 Borough High Street, London, SE1 1XB email: enquiries@fensa.org.uk

iii) Persons/Companies Involved in the compilation of this search

Below are the names and addresses of anyone involved in the compilation of this search:

Paul Henry, Pali, Ashdown House, Riverside Park, Conwy, LL32 8UB

iv) Complaints Procedure

Information for customers

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

- Acknowledge your complaint within 5 working days of receipt
- Try and resolve your complaint fully within 4 weeks of receipt. If there are valid reasons for consideration of the complaint taking longer, we will keep you fully informed in writing or via telephone or email as you prefer and you will receive a response at the very latest within 8 weeks.
- Speak with counseling organisations acting on your behalf, if you ask us to.
- Send you a final decision on the complaint in writing.

If you are not satisfied with the final decision, you may refer the complaint to the Independent Property Codes Adjudication Scheme (IPCAS) and we will give you contact details. We will co-operate fully with the independent adjudicator during the consideration of a complaint by the IPCAS and comply with any decision.

Complaints should be sent to:

Customer Services
Pali Ltd
2-4 Croxteth Avenue
Wallasey
Wirral
CH44 5UL

0151 691 1170
nicksnr@paliltd.com

Terms and Conditions

For the purpose of these terms and conditions any reference to 'Pali' means Pali Ltd, any Pali Franchise and any third party organisations, search agencies, associates or employees used during the course of legitimate business. Report means any Search or Information prepared in respect of the property. Property means the address or location supplied by the Customer or Client in the Order for the report. The Local Authority means the local authority referred to in the report. Customer means the person, company, partnership or other organisation placing an Order either on their own behalf as a Client, or as an agent for the client. Client means the seller, buyer, potential buyer and lender in respect of the Property who is the intended recipient of the report and has an actual or potential interest in the property. We, us and our are references to Pali.

- Pali provides information and services relating to Property Searches carried out on properties in England and Wales only
- Search requests must be made via Hipview, fax, email or post/DX. A full postal address and location plan is required. If no plan is supplied Pali will accept no responsibility for any errors or omissions in the search which result from this.
- All of Pali's third party organisations and search agencies work to the same contract and service level agreements.
- Where the client requests 'copy documents' from the Local Authority, a fee will be charged. Pali undertakes to inform the client of any such information upfront.
- Where the client requests additional Con 29 part II optional enquiries an additional fee will be charged. Pali undertakes to inform the client of the additional fees for obtaining such information upfront.
- Pali aims to return all search results within ten working days. However, this may not always be feasible due to the Local Authority appointment systems or other reasons outside of Pali's control. Pali will not accept liability for any loss, financial or otherwise, incurred by the client, as result of delayed search results.
- Pali shall not be liable for any acts or omissions of any party for whom we are not responsible.
- Search reports remain the property of Pali until agreed terms have been fulfilled.
- Pali reserves the rights to withhold results until payment has been received.
- Each search is deemed to be an individual contract governed by English Law.
- Pali have insurance in place to meet the requirements of paragraphs 4 and 7 of Schedule 6 of the Home Information Pack (No 2) Regulations 2007 to protect the Client against negligence by us and with regard to information to be included in the Report.
- Pali will not be liable for any negligent or incorrect entry in the records searched.
- Pali will be liable for any neglect or incorrect interpretation of the records searched.
- Pali will be liable for any neglect or incorrect recording of that interpretation in the search report.
- Pali will produce the Report with reasonable care and skill and it is provided to the Client on the basis that they acknowledge and agree to the following:
 - The information in the Report reflects that available to us on the date the report was produced.
 - The information contained in a Report can change on a regular basis and we cannot be responsible to the Client for any change in the information after the date on which the Report was produced and sent to the Client or for any inaccuracies, omissions or errors on a public register.
- The organisation or person named in box A and Appendix ii providing the information or records searched shall be responsible for ensuring the information is correct.

Important Protection

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

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

The Code's main commitments

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

Provide search reports which include the most up-to-date available information when compiled 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. And, complaints under the Code may be referred to the Independent Property Codes Adjudication Scheme. This gives you an extra level of protection as the service can award compensation of up to £5,000 to you if you suffer as a result of your search organisation failing to keep 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 our website at:

www.propertycodes.org.uk

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



Pali Conwy, a trading name of Ian Henry is registered with the Property Codes Compliance Board as a subscriber to the Search Code



Personal Search (Residential) Insurance Policy

Schedule

Policy Number: HCSW200766/264

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

Search Provider **PALI** , ASHDOWN HOUSE, RIVERSIDE BUSINESS PARK,
BENARTH ROAD, CONWY, LL32 8UB

Search Reference 78 - 000849

Property 9 Plassey Street, Bala, Gwynedd

Postcode LL23 7SW

Limit of Indemnity The Market Value as at the Inception Date together with any costs incurred with the
written consent of the Insurer subject to a maximum of £2,000,000 for any one claim
unless agreed in writing by the Insurer

**Date of Search
(Inception Date)** 6th June 2008


M S Le Breton, Managing
Director, Conveyancing
Liability Solutions Ltd



Signed by Conveyancing Liability Services Limited
on behalf and with the authority of the Insurer.

Definitions

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

You/Your

The person insured by this Policy. You may be any person or persons set out in Schedule 7, Part 2, of The Home Information Pack Regulations 2007, who may be:

- the seller of the Property
- a potential or actual buyer of the Property, and any subsequent buyer within 12 months of the inception date
- a lender providing a mortgage or remortgage in respect of the Property

We/Us/Our

The Insurer, Hardy Conveyancing Insurances, underwritten by Syndicate 382 at Lloyd's, of 4th Floor, 40 Lime Street, London EC3M 7AW. Authorised and regulated by the Financial Services Authority

Search Provider

PALI being registered with IPSA, CoPSO, or the PCCB (as a subscriber to the Search Code)

Adverse Entry

Any entry or matter affecting the Property which was:

1. in existence on the Inception Date and registered against the Property or any adjoining property and would have been disclosed by an Official Search had one been carried out, or which should have been registered against the Property or any adjoining property on or before the Inception Date but which was not disclosed by the Search. (For the avoidance of doubt such entry or matter could be the subject of an Unavailable Search Result).
2. shown in the Search as being registered against the Property or any adjoining property but which either (a) should not have been disclosed due to such entry not forming part of the registers, or (b) should not have formed part of the registers of the Appropriate Authority at the Inception Date

Alternative Report

Either a new Search or any other subsequent report carried out by any provider in relation to the same enquiries raised in the Search

Appropriate Authority

The statutory authority or authorities responsible for maintaining the registers forming the subject matter of the Search

Inception Date

The date of the Search as stated in the Schedule

Indemnity Period

From the Inception Date until the date of a subsequently obtained Alternative Report

Insured Use

The continued use of the Property for residential purposes

Limit of Indemnity

The Market Value as at the Inception Date together with any costs incurred with Our written consent subject to a maximum of £2,000,000 for any one claim unless agreed in writing by the Us prior to the Inception Date.

Loss

Any financial loss that You suffer or sustain solely and directly due to Your reliance on the Search subject to the terms, conditions and exclusions details in this Policy including costs of demolishing, altering or reinstating any part of the land to comply with any order made by an appropriate body. If You are the buyer this will include any reduction in the Market Value of the Property solely and directly attributable to an Adverse Entry together with any other costs incurred with Our consent

Market Value

The market value of the Insured's interest in the Property as determined by a surveyor acting as sole arbitrator who shall be appointed by agreement between You and the Insurer or in the absence of agreement by the President or next most senior available officer of the Royal Institution of Chartered Surveyors who will have the power (with the right to take such further advice as may reasonably be required) to determine and appoint the appropriate person or to arrange such person's appointment

Unavailable Search Result

Where an answer to a specific enquiry raised in the Search is not provided in the Search due solely and directly to the circumstances set out in Schedule 7 of The Home Information Pack Regulations 2007 applying on the Inception Date

Official Search

A search carried out against the Property in forms LLC1 and Form Con 29 Part 1 or 2 Standard Enquiries of Local Authority (2002 Edition) or any official form(s) issued in substitution therefore carried out by the Appropriate Authority

Property

Any residential dwelling situated in England or Wales, the address of which is stated in the Schedule

Search

For sale/purchase transactions: The search carried out against the Property by the Search Provider providing the information required by Regulation 9(1) of the Home Information Pack Regulations 2007 in substitution of an Official Search and to which this Policy is attached

For remortgage transactions: The search carried out against the Property by the Search Provider as requested by the lender in substitution of an Official Search and to which this Policy is attached

Cover

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

Mortgage Lender's Non-Invalidation Protection Clause

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

Exclusions

1. We are not responsible for any loss that You suffer if at the Inception Date or subsequently the Property is used otherwise than in accordance with the Insured Use and/or is not located in England and Wales
2. We are not responsible for any loss that You suffer in respect of any Adverse Entry:
 - (i) disclosed in the Search;
 - (ii) which You were aware of or if You had knowledge or information of any matter fact or circumstance (other than notice of knowledge imputed to You by statute) at the Inception Date;
 - (iii) which first arose after the Inception Date;
 - (iv) which would not have been revealed in relation to any question or enquiry contained in the Search;
 - (v) which you became aware of after you chose not to purchase the Property (if You were a potential buyer and chose not to purchase the Property).
3. We are not responsible for any costs that You incur after you become aware of an Adverse Entry unless We have agreed to them in writing before You incur them or unless You were contractually bound in respect of those costs before you became aware of the Adverse Entry.
4. We are not responsible for any loss that You suffer relating to clean-up costs, fines or financial penalties which arise directly or indirectly from any form of contamination or pollution of the Property or any part thereof howsoever arising other than where such costs are incurred with the consent of the Insurer in mitigating a loss as a result of an Adverse Entry resulting from an Unavailable Search Result in respect of Con 29 Part 2 search result 3.12 (b) (i).
5. We are not responsible for any loss that You suffer which arises from a consequential loss of whatever nature which shall be deemed to include any interest levied by a mortgage lender directly arising out of any penalty clause in any legal charge, form of security or mortgage deed in relation to the Property.

General Conditions

1. This Policy shall be governed by and construed in accordance with the laws of England and Wales.
2. You cannot transfer the benefits of this Policy to anyone else. However, if You die during the Indemnity Period, We agree that the benefits will pass to your estate and beneficiaries.

Claims Conditions

1. We will not pay more than the Limit of Indemnity in total in relation to any or all claims under this Policy in relation to reduction in Market Value of Your interest in the Property together with costs and expenses covered by this Policy. You cannot claim the benefit of more than one Policy in relation to the Property.
2. If You receive information about any claim or Loss or any circumstance for which We may be responsible under this Policy, You must contact Us as soon as possible with full details, including a copy of the original Search, this Policy, and the document that reveals an Adverse Entry. This must be no later than 90 days after the insured becomes aware of the issue.

3. You must not make any offer, promise or payment or incur any costs or expenses unless We have agreed to this in writing.
4. You agree to do and permit to be done all things reasonably practicable to minimise Loss under this Policy as We may reasonably be require. We will be responsible for any expenses incurred in connection with this condition.
5. In the event of any claim or Loss or any circumstance for which We may have a liability under this Policy We shall have full discretion in the conduct of any claim. We may at Our discretion and at any time:
 - (i) pursue or defend any action at law or otherwise or make an application to a court of competent jurisdiction in Your name of and on Your behalf;
 - (ii) pay You an amount up to the Limit of Indemnity or any lesser amount for which a claim can be settled;
 - (iii) make a settlement out of court in Your name or on Your behalf;
 - (iv) pay or otherwise settle with You the amount of Loss provided for under this Policy.
6. We may at Our discretion and at Our own cost make settlement with parties other than You and may take any other action which We consider necessary to prevent or minimise Our loss whether or not We are liable under the terms of this Policy and by so doing We will not be taken to have conceded any liability or waived any of the terms or conditions contained herein.
7. If there is a claim under this Policy, We have the right to instruct a surveyor to assess the Market Value of the Property.
8. If any difference arises as to the amount to be paid under this Policy (liability being otherwise admitted) such difference shall be referred to an arbitrator to be appointed by the parties in accordance with the relevant statutory provisions in force at the time. Where referral to arbitration is made under this condition, the making of an award shall be a condition precedent to any right of action against the Insurer.
9. We shall not be liable for any loss which is recoverable under a household buildings insurance policy or any other policy of insurance in respect of the Property.
10. If You deliberately make a false claim, We will cancel Your interest in this Policy and will not make any payment for such claim.
11. We shall have no further liability to You under this Policy:
 - (i) if We settle a claim with You under this Policy,
 - (ii) once the Indemnity Period comes to an end provided that the subsequently obtained Alternative Report does not contain an Adverse Entry, or
 - (iii) once the Limit of Indemnity has been exhausted.
12. Where there is financial compensation in respect of an agreed loss provided by the Insurer, this will be provided within 30 days of its final determination

Cancellation Rights

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

Making a Claim

Please write with details of any circumstances likely to give rise to a claim under this Policy to: **Conveyancing Liability Solutions Ltd, Suite 39, 40 Churchill Square, Kings Hill, West Malling, Kent, ME19 4YU** enclosing a copy of the Policy. Please be aware of Conditions 2, 3 & 4 of this Policy.

Complaints Procedure

We aim to provide an excellent service. If you have any cause for complaint you should, in the first instance, contact us at: **Conveyancing Liability Solutions Ltd, Suite 39, 40 Churchill Square, Kings Hill, West Malling, Kent, ME19 4YU. Tel: 0870 013 0872, Fax: 0870 013 0190.** Please quote the details of the policy (surname and initials, policy number, property address etc). If the matter is not resolved to your satisfaction, please write to the Insurer at: Hardy Conveyancing Insurances, 4th floor, 40 Lime Street, London, EC3M 7AW.

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

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

Financial Service Compensation Scheme (FSCS)

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



Statutory Disclosure Notice

To the intermediary

This document must be revealed to the ultimate policyholder (including any lender's interest) before the conclusion of the insurance contract.

If you are a Solicitor, Licensed Conveyancer or Legal Executive, you should disclose this document to your client and/or their lender and/or the purchaser's legal representatives for the benefit of their client and/or lender prior to the conclusion of the insurance contract.

To the policyholder

Who are we?

Conveyancing Liability Solutions Limited is a specialist insurance intermediary, who arranges conveyancing and property title indemnity insurance. We can be contacted at: **Conveyancing Liability Solutions Limited, Suite 39, 40 Churchill Square, Kings Hill, West Malling, Kent, ME19 4YU, 0870 013 0872, fax 0870 013 0190, email to: enquiries@clsi.co.uk.**

Whose policies we offer?

We offer a range of insurance products from a number of insurers all of whom are authorised and regulated to provide insurance in the United Kingdom by the FSA, and all of whom we are satisfied have satisfactory financial strength and credit ratings for the type of risk and level of cover we provide.

What services do we provide?

We assume that you are reading this because you have received professional advice that identified a need for the insurance policy requested. We are not permitted to provide advice on your requirement for the insurance policy, or recommend how you should proceed. You will need to make your own choice about how to proceed and we recommend that this is done with guidance from your professional advisor.

Payment for our services

Conveyancing Liability Solutions Limited will not charge you a fee for arranging the insurance policy. Should you decide to proceed with purchasing the insurance policy you will be charged the premium that applies to the insurance policy you request. You may be charged an administration fee by the intermediary who arranges the policy for you. The intermediary will be responsible for disclosing the amount of their administration fee to you.

Our regulatory status

Conveyancing Liability Solutions Limited is authorised and regulated by the Financial Services Authority. Our Reference Number is 315295. Our permitted business is arranging non-investment insurance contracts. You can check this on the FSA Register by visiting their website www.fsa.gov.uk/register or by contacting the FSA on 0845 606 1234.

What the Financial Services Authority is

The FSA is an independent body that regulates the financial services industry (including general sales and administration) in the UK. The FSA requires that we provide this document for your information.

The FSA requires us to provide you with this document for your information. We recommend that you use the information provided in this document to help you decide if our services are right for you.

What to do if you have a complaint

If you have any cause for complaint you should, in the first instance, write to us at: **Conveyancing Liability Solutions Ltd, Suite 39, 40 Churchill Square, Kings Hill, West Malling, Kent, ME19 4YU.**
Tel: 0870 013 0872, Fax: 0870 013 0190. Please quote the details of the policy (surname and initials, policy number, property address etc).

If the matter is not resolved to your satisfaction, please write to the Insurer at: Hardy Conveyancing Insurances, 4th floor, 40 Lime Street, London, EC3M 7AW.

If you are still not satisfied with the way a complaint has been dealt with you may ask the **Complaints Department at Lloyd's to review your case without prejudice to your rights in law at: Complaints Department, Lloyd's, One Lime Street, London EC3M 7HA**. Please quote your Policy Number in all cases. You may also have a right of referral to the Financial Ombudsman Service who can be contacted on 0845 080 1800 or emailed at complaint.info@financial-ombudsman.org.uk

The Financial Services Compensation Scheme (FSCS)

The insurers we use are covered by the FSCS. If they are unable to meet their obligations under the insurance policy you may be entitled to compensation.

This will depend on the type of business and the nature of the claim.

You may contact the FSCS on 020 7892 7300 or visit their website at www.fscs.org.uk for further details.

ROBERT H TUCKER
EPC4U
17 Ffordd Alban
Tywyn
Gwynedd
LL36 9EA

Drainage and Water Enquiry

Responses as required by the Home Information Pack Regulations

<p>The information contained within this report refers to the Existing property at:</p>	<p>9 PLASSEY ST BALA LL23 7SW</p>
<p>Search report produced by:</p>	<p>Dŵr Cymru Welsh Water Pentwyn Road Nelson Treharris Mid Glamorgan CF46 6LY</p> <p>www.dwrcymru.com www.dwrcymrusearches.com enquiries@dwrcymru.com</p> <p>Water supply - Call 0800 052 0130 Sewerage services - Call 0800 085 3968</p>
<p>Our reference:</p>	<p>2008/6/39375/49298</p>
<p>Your reference:</p>	<p>9PLASSEYST</p>

The following records were referenced in compiling this search report

Customer Account System
Asset Information System
Water Quality Database

Any enquiries relating to this report should be addressed to our Customer Support Searches Team at the above address. Please quote one of the above references.

Q 1 Interpretation of Drainage and Water Enquiry

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

Informative Not Applicable.

Q 2 Enquiries and Responses

Response ***1. This drainage and water search complies with the requirements of Statutory instrument 2006 no 1503 Schedules 8 and 10 regulation 8(o) as it contains the enquiries and the appropriate responses set out in Part 2 of this Schedule.
2. The records were searched by NDC Temp6 who has no nor not likely to have, any personal or business relationship with any person involved in the sale of the property.
3. This search report was prepared by NDC Temp6 who have no nor not likely to have any personal or business relationship with any person involved in the sale of the property.***

Informative Not Applicable.

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

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

Informative Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
The company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
Sewers indicated on the extract of the public sewer map as being subject to an agreement under section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer, if any.
Assets other than public sewers may be shown on the copy extract, for information only.
The presence of a public sewer located within the boundary of the property may restrict further development within it.
The Sewerage Undertaker has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the Sewerage Undertaker or its contractors needing to enter the property to carry out works.

Q 4 Does foul water from the property drain to the public sewerage system?

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

Informative Water companies are not responsible for any private drains and sewers that connect the property to the public sewerage system, and do not hold details of these. The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility, with other users, if the property is served by a private sewer 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.
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.

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

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

Informative Sewerage Undertakers are not responsible for private drains and sewers that connect the property

to the public sewerage system and do not hold details of these.

The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

In some cases, Sewerage Undertakers' records do not distinguish between foul and surface water connections to the public sewerage system.

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

If surface water does not drain to the public sewerage system the property may have private facilities in the form of a soakaway or private connection to a watercourse.

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

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

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

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

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

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

Q 8 **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?**

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

Informative The presence of a public sewer within 30.48 metres (100 feet) of the building(s) within the property can result in the local authority requiring a property to be connected to the public sewer.

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

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

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

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

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

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

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

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

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

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

Water Undertakers are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

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

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

Response *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.*

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

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

Response *The water undertaker is Dŵr Cymru Welsh Water, Pentwyn Road, Nelson, Treharris, CF46 6LY, and the sewerage undertaker is Dŵr Cymru Welsh Water, Pentwyn Road, Nelson, Treharris, CF46 6LY.*

Informative Not applicable.

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

- Response ***Records indicate that the property is connected to mains water supply.***
- Informative Details of private supplies are not kept by the Water Undertaker. The situation should be checked with the current owner of the property.
- Q 14 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?**
- Response ***The map of waterworks does not indicate any water mains, resource mains or discharge pipes within the boundaries of the property.***
- Informative The boundary of the property has been determined by reference to the Ordnance Survey record. The presence of a public water main within the boundary of the property may restrict further development within it. Water companies have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the company or its contractors needing to enter the property to carry out work.
- Q 15 What is the current basis for charging for sewerage and water services at the property?**
- Response ***The charges are based on the rateable value of the property of £63 and the charge for the current financial year is £331.86.***
- Informative Water and Sewerage Undertakers' full charges are set out in their charges schemes which are available from the company free of charge upon request. It is policy to meter all new water connections - this would result in charges being levied according to the measured tariff. The Water Undertaker may install a meter at the premises where a buyer makes a change of use of the property. The Water Industry Act 1991 Section 150, The Water Resale Order 2001 provides protection for people who buy their water or sewerage services from a person or company instead of directly from a water or sewerage company. Details are available from the Office of Water Services (OFWAT) at www.ofwat.gov.uk
- Q 16 Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?**
- Response ***There will be no change in the current charging arrangements as a consequence of a change of occupation.***
- Informative Water and Sewerage Undertakers' full charges are set out in their charges schemes which are available from the company free of charge upon request. It is policy to meter all new water connections this would result in charges being levied according to the measured tariff. The Water Undertaker may install a meter at the premises where a buyer makes a change of use of the property.
- Q 17 Is a surface water drainage charge payable?**
- Response ***Records confirm that a surface water drainage charge is payable for the property and is included within the charges quoted in Question 15.***
- Informative Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable. Where surface water charges are payable but upon inspection the buyer finds that the property is not connected to the public sewerage system, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the Sewerage Undertaker. The charge for unmeasured surface water drainage for 2007-2008 is £40. The charge for measured surface water drainage is included in the volumetric rate charged for

measured sewerage and is therefore dependant upon the volume used by each customer. For 2007-2008, if the premises is connected for surface water the volumetric rate will be £1.3821 p/m³. If the premises is not connected then the volumetric rate will be £1.09 p/m³.

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

Response ***Records indicate that the property is not served by a water meter.***

Informative Where the property is not served by a meter and the customer wishes to consider this method of charging they should contact: Company name. Company billing address. Company billing enquiry telephone number. Company www

Q 19 Who bills the property for sewerage services?

Response ***The property is billed for sewerage services by Dwr Cymru Welsh Water, PO Box 690, Cardiff, CF3 5WL, Tel: 0800 052 0145, Internet: www.dwrcymru.com.***

Informative Not applicable.

Q 20 Who bills the property for water services?

Response ***The property is billed for water services by Dŵr Cymru Welsh Water, PO Box 690, Cardiff, CF3 5WL. Tel: 0800 052 0145, website: www.dwrcymru.com.***

Informative This is the Water Undertaker to notify the change of occupant to, on completion of sale.

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

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

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

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

Response ***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.***

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

Q 23 Please include details of a water quality analysis made by the Water Undertaker for the water supply zone in respect of the most recent calendar year.

Response ***The analysis records confirmed that tests failed to meet the standards of the 2000 Regulations or the 2001 Regulations in relation to another substance or substances, and these details are included in the attached report.***

Informative Drinking water quality in England and Wales is regulated by the Government through the Drinking Water Inspectorate (DWI). Drinking Water Supplies are of a very high standard and the legal requirements are set out in the Water Supply (Water Quality) Regulations 2001 (Wales).

Last year Dwr Cymru Welsh Water carried out over 100,000 water quality tests of which 99.9% showed that the drinking water produced by Welsh Water met the required standards.

Each Water Quality Zone covers a population of up to 100,000, sampling address are generated

on a random basis. Distribution sampling is conducted to assess the quality of drinking water throughout Dwr Cymru Welsh Water's distribution network and not as an indicator of the condition of an individual property. Therefore Dwr Cymru Welsh Water will not disclose the sampled address.

If you have specific concerns regarding an individual property relating to water quality (e.g. Lead) then we would suggest you instruct your surveyor accordingly.

Some standards relate to the appearance of the water rather than to health. Where a standard has been set for health reasons, this is normally based on a lifetime exposure and there is a wide margin of safety. It should also be noted that most failures are of short duration and are satisfactory on resample.

All exceedences of the regulatory standard are reported to the Drinking Water Inspectorate along with details of any remedial work undertaken.

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

Response ***There are no such authorised departures for the water supply zone***

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

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

Response ***The nearest sewage treatment works is 903m to the East of the property. The name of the nearest sewage treatment works is BALA.***

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

Appendix 1 - General Interpretation

1. (1) In this Schedule-

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

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

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

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

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

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

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

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

"disposal main" means (subject to section 219(2) of the 1991 Act) any outfall pipe or other pipe which—
(a) is a pipe for the conveyance of effluent to or from any 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[e];

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

"maintenance period" means the period so specified in an adoption agreement as a period of time—
(a) from the date of issue of a certificate by a Sewerage Undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker's satisfaction; and
(b) until the date that private sewer or lateral drain is vested in the Sewerage Undertaker;

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

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

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

- (a) by virtue of a scheme under Schedule 2 to the Water Act 1989[i];
- (b) by virtue of a scheme under Schedule 2 to the 1991 Act[j];
- (c) under section 179 of the 1991 Act[k]; or
- (d) otherwise;

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

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

- (a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or
- (b) giving or taking a supply of water in bulk;

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

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

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

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

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

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

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

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

Note:

- (a) 1991 c. 56
- (b) S.I. 2000/3184. These Regulations apply in relation to England.
- (c) S.I. 2002/3911. These Regulations apply in relation to Wales.
- (d) Section 51(A) was inserted by Section 92(2) of the Water Act 2003 (c.37). Section 104(1) was amended by Section 96(4) of that Act.
- (e) Various amendments have been made to Sections 102 and 106 by Section 96 of the Water Act 2003.
- (f) Inserted by Section 56 and Schedule 4 of the Water Act 2003.
- (g) Subsection (1A) was inserted by Section 92(5) of the Water Act 2003.
- (h) Subsection 106(1A) was inserted by Section 99 of the Water Act 2003.
- (i) 1989 c. 15.
- (j) To which there are various amendments made by Section 101(1) of and Schedule 8 of the Water Act 2003.
- (k) To which there are various amendments made by Section 101(1) of and Schedule 8 of the Water Act 2003.
- (l) Section 199 was amended by Section 97(1) and (8) of the Water Act 2003.

Appendix 2 – 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 Dwr Cymru Cyf who produces the Report.

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

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

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

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

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

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 but, in any other case, the Customer and the Client agree that the Company's liability for negligence shall not exceed £5000.

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.

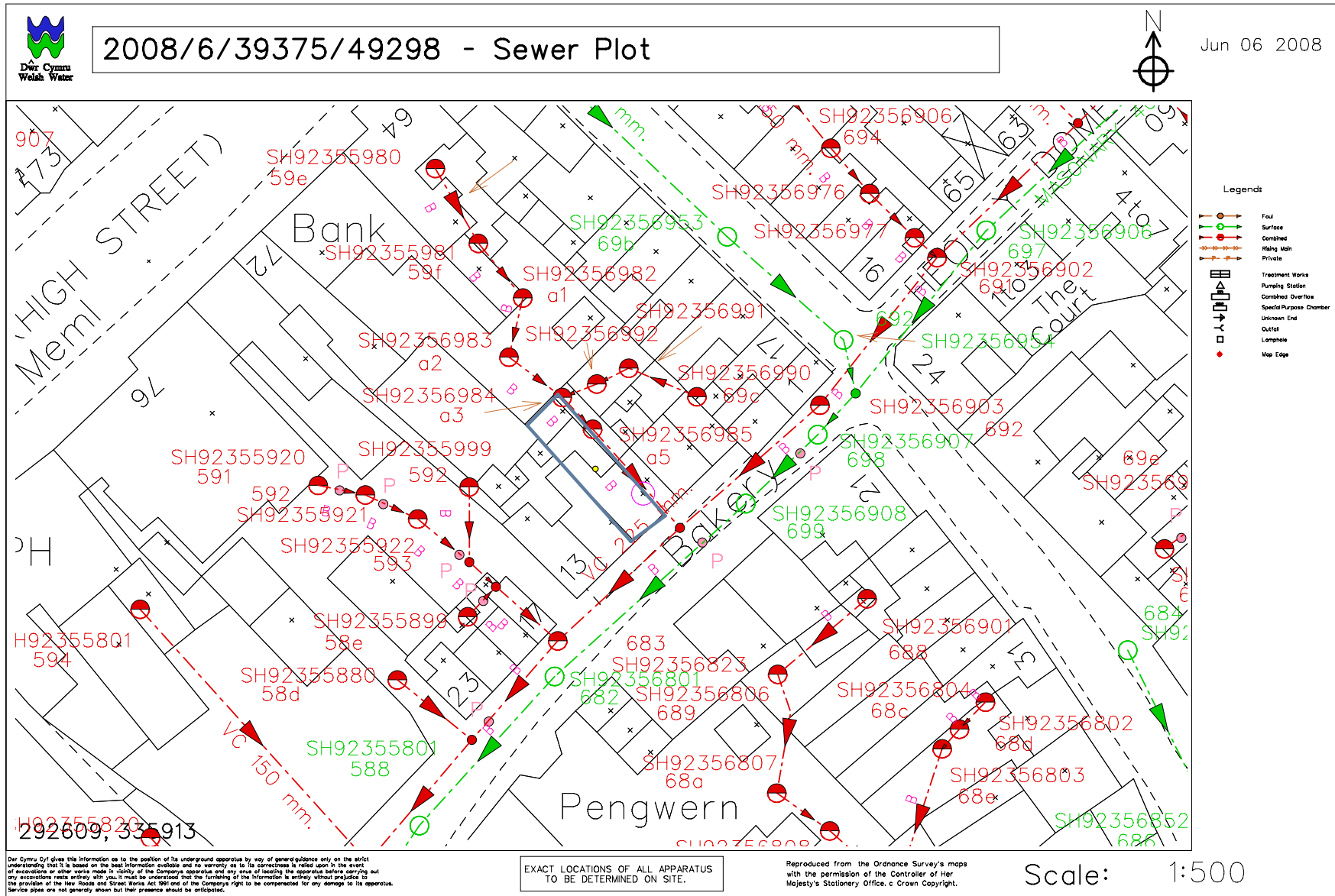
General

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.

Appendix 3 - Extract of the Public Sewer Map for the area surrounding the property/plot



Appendix 5 – Additional Information

Additional information related to response for Question 23

Zone	Substance	Number of failed tests	Total number of tests
B162020	HALOFORMS	3	6

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.

Mae'r copi swyddogol electronig o'r gofrestr yn dilyn y neges hon.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.





Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
WA880816

Edition date / Dyddiad yr
argraffiad 15.03.2006

- This official copy shows the entries on the register of title on 27 May 2008 at 20:11:37.
- 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 27 May 2008.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide *1-A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 27 May 2008 am 20:11:37.
- Rhaid dyfynnu'r dyddiad hwn fel y "dyddiad y chwilir ohono" mewn unrhyw gais am chwiliad swyddogol sy'n seiliedig ar y copi hwn.
- Y dyddiad ar ddechrau cofnod yw'r dyddiad y gwnaethpwyd y cofnod yn y gofrestr.
- Cyhoeddwyd ar 27 May 2008.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- I gael gwybodaeth am y gofrestr teitl gweler gwefan y Gofrestrfa Tir www.cofrestrfatir.gov.uk neu Gyfarwyddyd Cyhoeddus *1-Cyfarwyddyd i'r wybodaeth rydym yn ei chadw a sut y gallwch ei chael*.
- Gweinyddir t teitl hwn gan Gofrestrfa Tir Swyddfa Cymru.

A: Property Register / Cofrestr Eiddo

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

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl.

GWYNEDD

- 1 (18.08.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Bod Erw, 9 Plassey Street, Bala (LL23 7SW).
- 2 (18.08.1998) The land has the benefit of the following rights granted by the Conveyance dated 14 March 1956 referred to in the Charges Register:-

"TOGETHER with a right of way as now enjoyed in common with other persons having a like right over and along the roadway leading to the rear entrance of the property hereby conveyed AND TOGETHER ALSO with

A: Property Register continued / Parhad o'r gofrestr eiddo

(a) a right of access to the cesspool situate at the rear of the premises known as Number 80 High Street Bala and to such parts of the drains leading from the adjoining properties Numbers 11 and 13 Plasey Street Bala aforesaid into the said cesspool as may be situate in or upon the said adjoining properties thereof.

(b) A right of access to the drain connecting the property hereby conveyed and the said adjoining properties Numbers 11 and 13 Plasey Street aforesaid with the Public Sewer and to the pipes carrying water from the main to the said properties so far as (if at all) the said drains and pipes run or are laid under the said adjoining properties and

(c) Together with any rights or privileges as now enjoyed and which had the premises hereby conveyed and the said adjoining premises Numbers 11 and 13 Plasey Street aforesaid belonged to different owners would have been easements quasi easements or privileges in the nature of easements quasi easements or privileges in the nature of easements subject to the like right or privileges in favour of the said adjoining premises."

3 (18.08.1998) The Conveyance dated 14 March 1956 referred to above contains the following provision:-

"It is hereby declared that the cesspool situate at the rear of Number 80 High Street Bala aforesaid and also the drain connecting the property hereby conveyed and the said adjoining properties Numbers 11 and 13 Plasey Street Bala aforesaid with the Public Sewer and the pipes carrying water from the main to the said three properties (so far as the said drain and water pipes connect the said adjoining properties with the main sewer and main water supply and are laid or run under the said adjoining properties) are the joint property of the respective owners for the time being of the property hereby conveyed and the said adjoining properties and are repairable and maintainable jointly by the said respective owners."

B: Proprietorship Register / Cofrestr Perchnogaeth

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

Title absolute/Teitl llwyr

- 1 (15.03.2006) PROPRIETOR: KENNETH HANCOCK and THELMA GERTRUDE HANCOCK of Bod Erw, 9 Plassey Street, Bala, Gwynedd LL23 7SW.
- 2 (15.03.2006) The price stated to have been paid on 24 February 2006 was £93,500.
- 3 (15.03.2006) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register / Cofrestr Arwystlon

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

Mae'r gofrestr hon yn cynnwys unrhyw arwystlon a materion eraill sy'n effeithio ar y tir.

- 1 (18.08.1998) A Conveyance of the land in this title dated 14 March 1956 made between (1) Jane Olwen Roberts Jones and Donald Roberts Jones (Vendors) and (2) William Lewis Roberts and Norah Gwendoline Roberts (Purchasers) contains the following covenants:-

"The Purchasers hereby jointly and severally covenant with the Vendors that they the Purchasers

C: Charges Register continued / Parhad o'r gofrestr arwystlon

(1) will keep (jointly with the owners and occupiers of the said adjoining properties Numbers 11 and 13 Plasey Street Bala aforesaid) the said cesspool in good order and repair and properly emptied and cleansed as and when necessary

(2) will not interrupt or interfere with the flow of the said drain or water supply and will permit the said adjoining owners and occupiers of the said adjoining properties the right of access to the said drain and water pipes (but for no other purpose)

(3) will pay and contribute their proportionate share of the expense of repairing cleansing and emptying the said cesspool

(4) will pay one third of the expense of repairing and maintaining part of the said drain and pipes as lie in or under the property hereby conveyed and the said adjoining properties Nummbers 11 and 13 Plasey Street aforesaid."

End of register / Diwedd y gofrestr



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 27 May 2008 shows the state of this title plan on 27 May 2008 at 20:11:37. 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, Wales Office .

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

Dyma'r nodiadau y cyfeirir atynt ar y copi swydddogol canlynol.

Mae'r copi swydddogol electronig o'r cynllun teitl yn dilyn y neges hon.

Sylwch mai dyma'r unig gopi swydddogol y byddwn yn ei ddarparu. Ni fyddwn yn darparu copi swydddogol papur.

Anfonwyd y copi swydddogol hwn yn electronig a phan gaiff ei argraffu ni fydd i raddfa. Gallwch gael copi swydddogol papur trwy archebu un o'r Gofrestrfa Tir.

Mae'r copi swydddogol hwn a gyhoeddir ar 27 Mai 2008 yn dangos sefyllfa'r cynllun teitl hwn ar 27 Mai 2008 am 20:11:37. Mae'n dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol (adran 67 Deddf Cofrestru Tir 2002). Mae'r cynllun teitl hwn yn dangos safle cyffredinol, nid union linell, y terfynau. Gall fod gwyriadau yn y raddfa. Mae'n bosibl na fydd mesuriadau wedi eu graddio o'r cynllun hwn yn cyfateb â mesuriadau rhwng yr un pwyntiau ar y llawr. Gweler Cyfarwyddyd Cyhoeddus 19 - *Cynlluniau Teitl a Therfynau*.

Gweinyddir y teitl hwn gan Gofrestrfa Tir, swyddfa Cymru.

© Hawlfraint y Goron. Cynhyrchwyd gan y Gofrestrfa Tir. Gwaherddir atgynhyrchu'r cyfan neu ran heb ganiatâd ysgrifenedig blaenorol yr Arolwg Ordnans. Rhif Trwydded 100026316.



LMT H.M. LAND REGISTRY		TITLE NUMBER WA880816	
ORDNANCE SURVEY PLAN REFERENCE	SH 9235	E	Scale 1/250 Enlarged from 1/2500
ADMINISTRATIVE AREA GWYNEDD		© Crown Copyright	

BALA

