

Home Information Pack



Moving Advisors Limited



Wren Cottage
Graham Road
Maidenhead
Berkshire
SL6 9JQ

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Basic Pack Documents



Home Information Pack Index

Wren Cottage
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About this form:

- Under the Home Information Pack (No. 2) Regulations 2007, you must include an index which lists all the documents included in your Home Information Pack.
- You may use this form as an index. Required documents need to be included in all cases where relevant: authorised documents do not. Please seek professional advice if you are unsure about what to include in your Home Information Pack.
- All the documents in your Home Information Pack must be listed in the index, whether or not they are required or authorised.
- Where a document required by the Regulations is unavailable or unobtainable, the index should indicate that a required document is missing, which document it is and the reason why.
- Where the document exists and can be obtained, the index should indicate the steps being taken to obtain it and the date by which you expect to obtain the document, updating this date if it changes. It should also indicate the reason for a delay or any likely delay.
- The index to your Home Information Pack should be updated whenever the pack or a pack document is added or removed.
- Someone can complete this form on behalf of a seller.
- The Regulations tell you what documents are required to go in the Home Information Pack, and which documents are authorised to be included. Documents that are neither required nor authorised should not be included in the Pack and advertising material should not be included. Guidance on the Regulations is available at www.homeinformationpacks.gov.uk

PART 1 – General – Required Documents

Please look at each document listed in column 1 and then complete the relevant entry in either column 2 or column 3

Column 1	Column 2	Column 3
Home Information Pack document	Included <input checked="" type="checkbox"/> date on document and any further information	If it is a required document for your property: <ul style="list-style-type: none"> • Confirmation that proof of the request for the document is included (for documents required within 28 days of marketing) • reason why not included; • steps being taken to obtain it; • date when it is expected to be obtained; • any reason for further delay and further date by which the document is expected.
1. Index	<input checked="" type="checkbox"/> 11/07/2008	
2a. Energy Performance Certificate and Recommendation Report – or:	<input checked="" type="checkbox"/> 30/06/2008	
2b. Predicted Energy Assessment	<input type="checkbox"/>	
3. Sale statement	<input checked="" type="checkbox"/>	
Title information		
4. Official copy of the individual register (for registered properties only)	<input checked="" type="checkbox"/> 27/06/2008	
5. Official copy of the title plan (for registered properties only)	<input checked="" type="checkbox"/> 27/06/2008	
6. Certificate of official search of the index map (for unregistered properties only)	<input type="checkbox"/>	
7. Documents provided by seller to prove title (for unregistered properties only)	<input type="checkbox"/>	
8. Leases, tenancies or licences for dwellings in a sub-divided building that are being marketed as a single property and where part of the property is being sold with vacant possession	<input type="checkbox"/>	

Column 1	Column 2	Column 3
Home Information Pack document	Included <input checked="" type="checkbox"/> date on document and any further information	If it is a required document for your property: <ul style="list-style-type: none"> Confirmation that proof of the request for the document is included (for documents required within 28 days of marketing) reason why not included; steps being taken to obtain it; date when it is expected to be obtained; any reason for further delay and further date by which the document is expected.
Search reports		
9. Local land charges	<input checked="" type="checkbox"/> 04/07/2008	
10. Local enquiries	<input checked="" type="checkbox"/> 04/07/2008	
11. Drainage and water enquiries	<input checked="" type="checkbox"/> 07/07/2008	

Part 2 – Commonhold properties – Required Documents

Column 1	Column 2	Column 3
Home Information Pack document	Included <input checked="" type="checkbox"/> with date and any further information	If it is a required document for your property: <ul style="list-style-type: none"> Confirmation that proof of the request for the document is included (for documents required within 28 days of marketing) reason why not included; steps being taken to obtain it; date when it is expected to be obtained; any reason for further delay and further date by which the document is expected.
1. Land Registry individual register and title plan for common parts	<input type="checkbox"/>	
2. Land Registry copy of commonhold community statement	<input type="checkbox"/>	
3. Management rules and regulations outside the commonhold community statement	<input type="checkbox"/>	
4. Requests for payment towards commonhold assessment for the past 12 months	<input type="checkbox"/>	

Column 1 Home Information Pack document	Column 2 Included <input checked="" type="checkbox"/> with date and any further information	Column 3 If it is a required document for your property: <ul style="list-style-type: none"> • Confirmation that proof of the request for the document is included (for documents required within 28 days of marketing) • reason why not included; • steps being taken to obtain it; • date when it is expected to be obtained; • any reason for further delay and further date by which the document is expected.
5. Requests for payment towards reserve fund for the past 12 months	<input type="checkbox"/>	
6. Requests for payment towards insurance for common parts for the past 12 months (if separate to commonhold assessment or reserve fund)	<input type="checkbox"/>	
7. Name and address of managing agents and/or other manager (current and any proposed)	<input type="checkbox"/>	
8. Amendments proposed to the commonhold community statement, and other rules	<input type="checkbox"/>	
9. Summary of works affecting the commonhold (current and any proposed)	<input type="checkbox"/>	
10. Where the commonhold interest has not been registered at the Land Registry: the proposed commonhold community statement and an estimate of costs expected of the the unit-holder in the first 12 months	<input type="checkbox"/>	

Part 3 – Leasehold properties – Required Documents

Column 1 Home Information Pack document	Column 2 Included <input checked="" type="checkbox"/> with date and any further information	Column 3 If it is a required document for your property: <ul style="list-style-type: none"> • Confirmation that proof of the request for the document is included (for documents required within 28 days of marketing) • reason why not included; • steps being taken to obtain it; • date when it is expected to be obtained; • any reason for further delay and further date by which the document is expected.
1. The lease, being either: <ul style="list-style-type: none"> • an “official” copy • the original lease or a true copy of it; or • an edited information document 	<input type="checkbox"/>	
2. Management rules and regulations outside the lease	<input type="checkbox"/>	
3. Summaries or statements of service charges for past 36 months	<input type="checkbox"/>	
4. Requests for payment towards service charges for the past 12 months	<input type="checkbox"/>	
5. Request for payment towards ground rent for the past 12 months	<input type="checkbox"/>	
6. Requests for payment for building or personal insurance for the past 12 months (if separate to service charges or ground rent)	<input type="checkbox"/>	
7. Name and address of landlord (current and any proposed)	<input type="checkbox"/>	
8. Name and address of managing agents or other manager (current and any proposed)	<input type="checkbox"/>	
9. Amendments proposed to: <ul style="list-style-type: none"> • the lease; and/or • rules and regulations 	<input type="checkbox"/>	

Column 1 Home Information Pack document	Column 2 Included <input checked="" type="checkbox"/> with date and any further information	Column 3 If it is a required document for your property: <ul style="list-style-type: none"> • Confirmation that proof of the request for the document is included (for documents required within 28 days of marketing) • reason why not included; • steps being taken to obtain it; • date when it is expected to be obtained; • any reason for further delay and further date by which the document is expected.
10. Summary of works or long term agreement affecting the property (current and any proposed)	<input type="checkbox"/>	
11. Proposed lease (new properties)	<input type="checkbox"/>	
12. Estimate of service charges, ground rent and insurance payments (building and personal) expected during the 12 months after completion (new properties)	<input type="checkbox"/>	

PART 4 – Authorised Documents

Home Information Pack document	Included <input checked="" type="checkbox"/> date on document and any further information
Please list any authorised documents that have been included relevant to this property below:	
1.	<input type="checkbox"/>
2.	<input type="checkbox"/>
3.	<input type="checkbox"/>
4.	<input type="checkbox"/>
5.	<input type="checkbox"/>
6.	<input type="checkbox"/>
7.	<input type="checkbox"/>
8.	<input type="checkbox"/>
9.	<input type="checkbox"/>
10.	<input type="checkbox"/>
11.	<input type="checkbox"/>
12.	<input type="checkbox"/>
13.	<input type="checkbox"/>
14.	<input type="checkbox"/>
15.	<input type="checkbox"/>
16.	<input type="checkbox"/>
17.	<input type="checkbox"/>
18.	<input type="checkbox"/>
19.	<input type="checkbox"/>

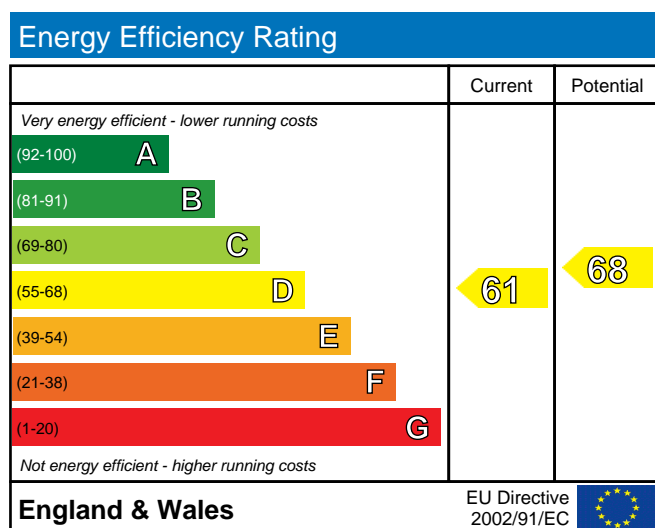
Energy Performance Certificate



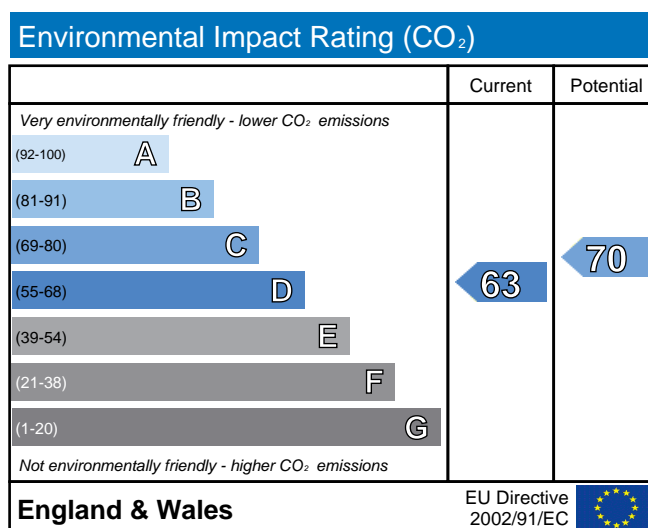
Wren Cottage Graham Road
Cookham
MAIDENHEAD
Berkshire
SL6 9JQ

Dwelling type: Mid-terrace house
Date of assessment: 30 June 2008
Date of certificate: 30 June 2008
Reference number: 7508-5004-6276-4888-8024
Total floor area: 105 m²

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



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



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

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

	Current	Potential
Energy use	268 kWh/m ² per year	221 kWh/m ² per year
Carbon dioxide emissions	4.1 tonnes per year	3.3 tonnes per year
Lighting	£90 per year	£45 per year
Heating	£505 per year	£452 per year
Hot water	£118 per year	£97 per year

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

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



Remember to look for the energy saving recommended logo when buying energy efficient product. It's a quick and easy way to identify the most energy efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

About this document

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

Assessor's accreditation number: BREC200418
Assessor's name: Paul Prendergast
Company name/trading name: Paul Prendergast
Address: 46, Old Mill Gardens,
Berkhamstead, Herts, HP4 2NZ
Phone number: 07916 171 538
Fax number:
E-mail address: paulprendergast77@yahoo.co.uk
Related party disclosure:

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

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

About the building's performance ratings

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

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

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

About the impact of buildings on the environment

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

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

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

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

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

Recommended measures to improve this home's energy performance

Wren Cottage Graham Road
Cookham
MAIDENHEAD
Berkshire
SL6 9JQ

Date of certificate: 30 June 2008
Reference number: 7508-5004-6276-4888-8024

Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor / Poor / Average / Good / Very good.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Solid brick, as built, no insulation (assumed)	Very poor	Very poor
	Cavity wall, as built, insulated (assumed)	Good	Good
Roof	Pitched, no insulation (assumed)	Very poor	Very poor
	Roof room(s), insulated (assumed)	Good	Good
	Pitched, insulated (assumed)	Good	Good
Floor	Suspended, no insulation (assumed)	-	-
Windows	Partial double glazing	Poor	Poor
Main heating	Boiler and radiators, mains gas	Good	Good
Main heating controls	Programmer, TRVs and bypass	Poor	Poor
Secondary heating	Room heaters, wood logs	-	-
Hot water	From main system	Good	Good
Lighting	No low energy lighting	Very poor	Very poor
Current energy efficiency rating		D 61	
Current environmental impact (CO ₂) rating			D 63

Recommendations

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

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement Energy efficiency Environmental	
1 Low energy lighting for all fixed outlets	£35	D 63	D 64
Sub-total	£35		
Higher cost measures			
2 Upgrade heating controls	£32	D 65	D 67
3 Replace boiler with Band A condensing boiler	£53	D 68	C 70
Total	£120		
Potential energy efficiency rating		D 68	
Potential environmental impact (CO₂) rating			C 70

Further measures to achieve even higher standards

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

4 Replace single glazed windows with low-E double glazing	£63	C 72	C 74
5 50 mm internal or external wall insulation	£29	C 74	C 75
6 Solar photovoltaics panels, 25% of roof area	£44	C 75	C 78
Enhanced energy efficiency rating		C 75	
Enhanced environmental impact (CO₂) rating			C 78

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

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

Lower cost measures (typically up to £500 each)

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

1 Low energy lighting

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

Higher cost measures (typically over £500 each)

2 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat.

3 Band A condensing boiler

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

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home

4 Double glazing

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double glazing will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building Regulations apply to this work, so either use a contractor who is registered with a competent persons scheme¹ or obtain advice from your local authority building control department.

5 Internal or external wall insulation

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

6 Solar photovoltaics (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and any grant that may be available. Planning restrictions may

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

apply in certain neighbourhoods and you should check this with the local authority. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance. Ask a suitably qualified electrician to explain the options.

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

Reduced Data SAP 2005 Input Data Summary



Wren Cottage Graham Road
Cookham
MAIDENHEAD
Berkshire
SL6 9JQ

Located in: England & Wales
Date of assessment: 30 June 2008
Date of certificate: 30 June 2008
UPRN: 5270488468
Reference number: 7508-5004-6276-4888-8024

Language

ENGLISH

Property overview

Dwelling type:	House	Main property age:	1900 - 1929
Built form:	Mid Terrace	Main roof age:	2003 - 2006
Habitable rooms:	4	Extension 1 age:	2003 - 2006
Heated habitable rooms:	4	Perimeters and areas:	External

Main property construction

Lowest floor	area = 38.56	room height = 2.47	perimeter = 0.20
First floor	area = 38.56	room height = 2.43	perimeter = 10.74
Room in roof	area = 22.02	room height =	perimeter =
Wall construction	Solid brick with insulation as built		
Roof construction	Pitched, insulation at rafters		

Extension 1 construction

Lowest floor	area = 13.88	room height = 2.47	perimeter = 13.40
Wall construction	Cavity with insulation as built		
Roof construction	Pitched, no access to insulation of unknown thickness		

Windows

Area of windows:	Typical
Double glazing:	40% installed before 2002
Measured windows:	None

Space heating and controls

Database Reference No: 8577 - Potterton Suprima 70L: gas:regular:non-condensing:wall
mount:BF:fan:no pilot

Heat emitter: Radiators

Boiler flue type: Balanced flue

Boiler fan type: Fan assisted

Main heating controls: 2107 - BOILER SYSTEM WITH RADIATORS OR UNDERFLOOR HEATING,
Programmer, TRVs and bypass

Secondary heating: 631 - Solid fuel room heater, Open fire in grate

Secondary heating fuel: 20 - Solid fuel, wood logs

Water heating and cylinder

Water heating:	901 - From main heating system		
Water heating fuel:	1 - Gas, mains gas		
Solar panel:	No	Immersion type:	
Cylinder present:	Yes		
Cylinder size:	Medium	Cylinder insulation type:	Factory applied
Cylinder insulation:	50 mm	Cylinder thermostat:	Yes

Miscellaneous

Open fireplaces:	1	Photovoltaic cells:	0%
Ventilation type:	Natural	Low energy lights:	0%
Electricity meter:	Single	Main gas supply:	Yes

Measures

Selected:	Cancelled:
Low energy lights (E)	
Heating controls for wet central heating system (G)	
Upgrade boiler, same fuel (I)	
Double glazing (O)	
Solid wall insulation (Q)	
Photovoltaics (U)	

Sale statement

Insert address of property to be sold below and include postcode.

Wren Cottage
Graham Road
Maidenhead
Berkshire
SL6 9JQ

About this form:

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

Seller's check of this form

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

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

	Statement
6. The capacity of the seller	<input checked="" type="checkbox"/> The owner or owners <input type="checkbox"/> A representative with the necessary authority to sell the property for an owner who has died <input type="checkbox"/> A representative with the necessary authority to sell the property for a living owner (for example with a power of attorney) <input type="checkbox"/> Other (please give details):
7. The property is being sold:	<input checked="" type="checkbox"/> With vacant possession <input type="checkbox"/> Section 171((2) of the Housing Act 2004 applies and part of the property is not being sold with vacant possession. Explanation of circumstances as follows:

Title Information



The electronic official copy of the register follows this message.

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





Official copy of register of title

Title number BK59261

Edition date 06.05.2008

- This official copy shows the entries on the register of title on 27 Jun 2008 at 10:59:08.
- 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 Jun 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 Gloucester Office.

A: Property Register

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

WINDSOR AND MAIDENHEAD

- 1 (04.07.1966) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Wren Cottage, Graham Road, Cookham, Maidenhead (SL6 9JQ).
- 2 A Conveyance of the land in this title and other land dated 1 June 1951 made between (1) Ralph Gilbert Gray (Vendor) and (2) Sidney Alfred Rutland (Purchaser) contains the following provision:-

IT is hereby declared and agreed as follows:-

(a) The rainwater storage tank as shown on the said plan shall be maintained as a means of rainwater disposal only and the cost of maintaining the same being shared equally between the owner for the time being of the property hereby conveyed and the owner for the time being of the adjoining property edged yellow on the said plan until some other means of rainwater disposal is provided.

(b) The well between the property hereby conveyed and the adjoining property edged yellow on the said plan shall be a party wall but if either of the said cottages adjoining such wall is pulled down the surface of such wall shall be rendered weatherproof to the satisfaction of the other owner at the cost of the person whose property is taken down and thereafter the other owner shall have reasonable access thereto for the purpose of repairing rebuilding or other necessary maintenance.

(c) The Purchaser shall not be entitled to any easement or right of light air or otherwise which would restrict or interfere with the free use of the said adjoining property.

NOTE: The rainwater storage tank referred to is lettered A on the filed plan; the land edged yellow is the adjoining land to the north.

- 3 The land has the benefit of the following rights granted by the Transfer dated 5 August 1966 referred to in the Charges Register:-

A: Property Register continued

1. The right for the Transferees and their successors in title to pass and repass on foot only over and along the footpath shown and coloured yellow on the said plan

2. The right to pass and repass on foot only over and along the footpath leading to the rear of the property hereby transferred over the adjoining property known as Blenheim Cottage.

3. All rights and easements for support and the passage of soil water gas and electricity heretofore enjoyed by the property over the adjoining property of the transferors."

NOTE: The footpath coloured yellow is numbered 1 on the filed plan.

- 4 The Transfer dated 5 August 1966 referred to above contains the following provision:-

IT is hereby AGREED AND DECLARED that the walls dividing the property hereby transferred and the adjoining property known as Blenheim Cottage shall be party walls and shall be maintainable as such.

- 5 By a Deed dated 19 October 1978 made between (1) Heather Pearl Scott and (2) Thomas Christopher Patterson and Gillian Mevagh Patterson the right of way granted by Clause 1 and part of the right of way granted by Clause 2 of the Transfer dated 5 August 1966 referred to above was released. The Deed provides for the construction of an alternative right of way as therein mentioned

NOTE: Copy in Certiifcate.

B: Proprietorship Register

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

Title absolute

- 1 (23.08.2002) PROPRIETOR: JENNIFER ANN WILLIAMSON of Flat 6, 198 St. John Street,London EC1V 4JY.
- 2 (23.08.2002) The price stated to have been paid on 14 August 2002 was £190,000.
- 3 A Transfer of the land in this title dated 5 August 1966 made between (1) E H Shrimpton Limited and (2) Roy Michael Lovering and Dorothy Kay Lovering contains Purchasers personal covenant(s) details of which are set out in the schedule of personal covenants hereto. The Transfer to the present proprietor(s) contains a covenant to observe and perform the aforesaid covenant(s) and of indemnity in respect thereof.
- 4 (23.08.2002) 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.

Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Transfer dated 5 August 1966 referred to in the Proprietorship Register:-
- The Transferees hereby covenant with the Transferors that they will henceforth maintain in good and sufficient repair the fence erected on the side of the property hereby transferred where indicated by a 'T' on the plan annexed hereto.

NOTE: The northern boundary of the land in this title is so marked.

C: Charges Register

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

- 1 A Conveyance dated 5 May 1893 made between (1) Charles Symmons and (2) Emma Holwell contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 2 (06.05.2008) REGISTERED CHARGE dated 29 April 2008.
- 3 (06.05.2008) Proprietor: LLOYDS TSB BANK PLC (Co. Regn. No. 2065) of Barnett Way, Gloucester GL4 3RL.

End of register

These are the notes referred to on the following official copy

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

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

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

This official copy is issued on 27 June 2008 shows the state of this title plan on 27 June 2008 at 11:00:07. 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, Gloucester Office .

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H. M. LAND REGISTRY

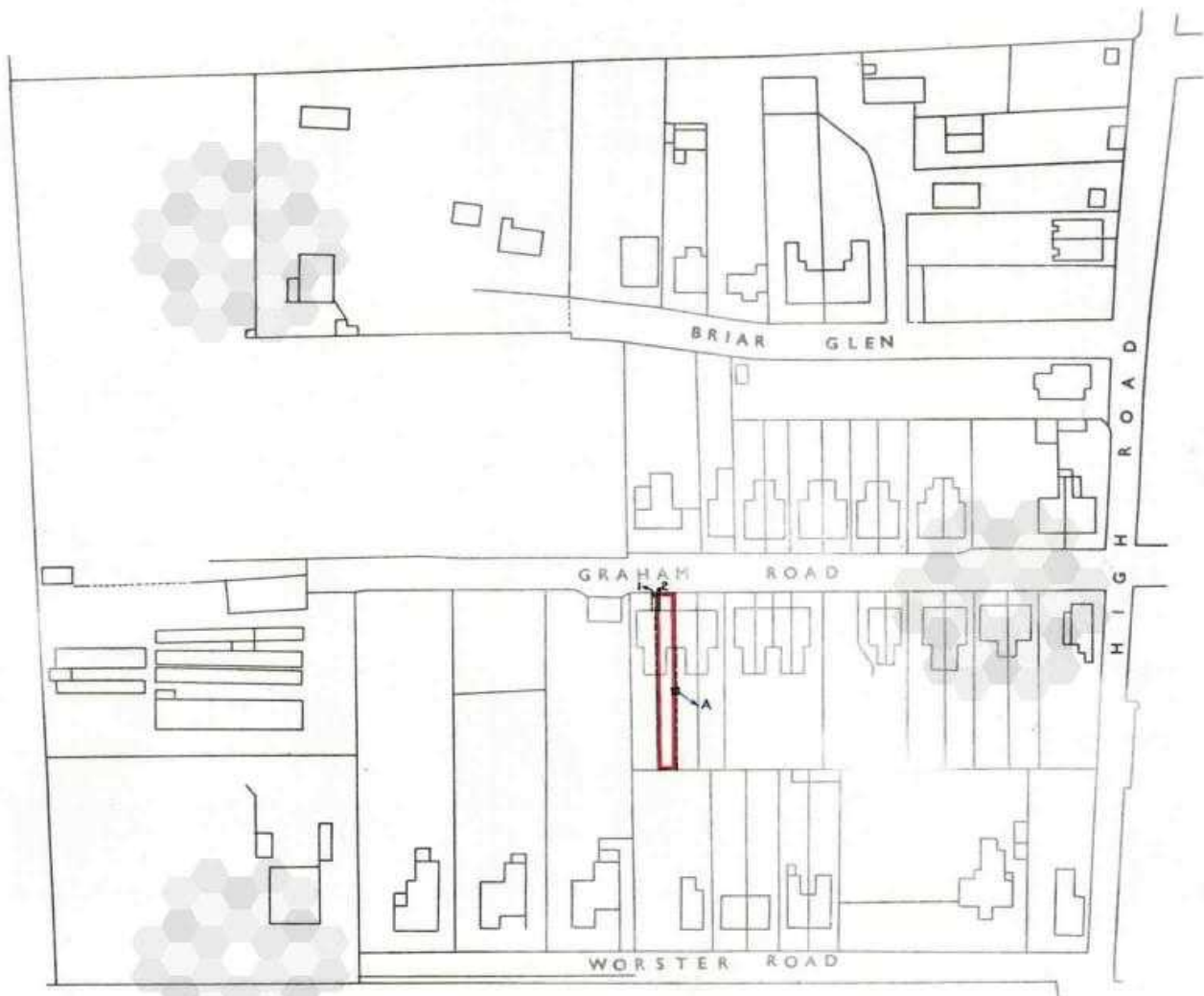
BERKSHIRE SHEET XXIV 6

SECTION K

Scale 1/1250 Enlarged from 1/2500

COOKHAM PARISH

WINDSOR AND MAIDENHEAD DISTRICT



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Filed Plan of Title No. **BK59261**

Search Reports





WINDSOR & MAIDENHEAD ROYAL BOROUGH
Local Land Charges & Commons Registrations
Town Hall
St Ives Rd
Maidenhead
SL6 1RF

Register of Local Land Charges

**Requisition for Personal Search and
Certificate Search**

Requisition of Search

Our Reference: BHI/115570
Your Reference: 55038

Property Address: Wren Cottage
Graham Road
Maidenhead
Berkshire
SL6 9JQ

Name & Address to which certificate to be sent:

BESPOKE HIPS
Purlieu's, Cotswold Centre,
Ewen
Cirencester
GL7 6BY

Certificate of search

It is hereby certified that the search reveals 1 registration(s)

Dated: 04 July, 2008

NPS Limited
Suite 4, Kingfisher Court
Bellbrook Business Park
Uckfield, East Sussex, TN22 1QQ
DX: NPS Ltd 133964 Uckfield 2
Tel: 0845 873 6668
Fax: 0845 873 6669
E-mail: info@npsearches.co.uk
www.npsearches.co.uk



**ENQUIRIES OF THE LOCAL AUTHORITY
(2007 Edition)**



Local Authority:

Local Land Charges & Commons Registrations
Town Hall
St Ives Rd
Maidenhead
SL6 1RF

This report has been prepared following a search of the property-related information held by the above local authority including, for example, local land charges, planning and roads data. Copies of records identified in this report can be obtained direct from the local authority.

Search Reference No:

55038

Date of Search:

04/07/2008

[Name and address of other search firm involved in preparation of this report - if applicable]

Not applicable

Address of land/property:

Wren Cottage

Graham Road

Maidenhead
Berkshire
SL6 9JQ

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

Not applicable

(Questions answered 'not replied to however.....' is due to this information not being made available by the Local Authority)

Protection against financial loss is provided by an insurance policy in respect of other information, copy enclosed.

Where answers to some questions are obtained orally by local authority officers NPS Limited can not be held liable for accuracy given.

NPS Limited has a contractual relationship/personal relationship with:

Name of Vendor:

Name of Agents:

Name of HIP Provider:

BESPOKE HIPS

Name of Solicitors/Conveyencer:

Kingfisher Court, Bellbrook Business Park, Uckfield, East Sussex, TN22 1QQ

DX 133964 Uckfield 2 T 0845 873 6668 F 0845 873 6669

E info@npsearches.com W www.npsearches.com

1. PLANNING AND BUILDING REGULATIONS

1.1 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 certificate of lawfulness of existing use or development;
- (e) a certificate of lawfulness of proposed use or development;
- (f) building regulations approval;
- (g) a building regulations completion certificate; and
- (h) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

Please see under Planning Entries

Any Consents will be shown under Land Charges/Planning entries

Any Consents will be shown under Land Charges/Planning entries

Any Consents will be shown under Land Charges/Planning entries

Any Consents will be shown under Land Charges/Planning entries

Not replied to, however, none revealed by the Planning Department at this Council

By written application to the Planning Department at WINDSOR & MAIDENHEAD ROYAL BOROUGH.

By written application to the Planning Department at WINDSOR & MAIDENHEAD ROYAL BOROUGH.

1.2. Planning Designations and Proposals

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

- (a) Designated Land Use
- (b) Specific Proposals for the Property
- (c) Adopted or Proposed Development Plan

Within the Local Plan Boundary

None revealed

Royal Borough of Windsor & Maidenhead Local Plan adopted June 2003

2. ROADS

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

- (a) highways maintainable at 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 frontage; or
- (d) to be adopted by a local authority without reclaiming the cost from the frontage;

High Road with Whyteladyes Lane is adopted

Graham Road is not adopted.

No

No

No

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 buildings in combination into an existing sewer by means of a private sewer; or
- (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?

SEE CON29DW

SEE CON29DW

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;
- (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;
- (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
- (d) the outer limits of
 - (i) construction of a new road to be built over by a local authority; (ii) and 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;
- (e) the centre line of a proposed route of a new road under proposals published for public circulation; or
- (f) the outer limits of
 - (i) construction of a proposed alteration or improvement to an existing road involving construction of 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?

Not replied to, however none shown on the Local Development Plan

Not replied to, however none shown on the Local Development Plan

Not replied to, however none shown on the Local Development Plan

Not replied to, however none shown on the Local Development Plan

Not replied to, however none shown on the Local Development Plan

Not replied to, however none shown on the Local Development Plan

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?

Not replied to, however none shown on the Local Development Plan.

3.6 TRAFFIC SCHEMES

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

- (a) permanent stopping up or diversion;

Not replied to, however none shown on the Local Development Plan

- (b) waiting or loading restrictions;

Not replied to, however none shown on the Local Development Plan

- (c) one way driving;

Not replied to, however none shown on the Local Development Plan

- (d) prohibition of driving;

Not replied to, however none shown on the Local Development Plan

- (e) pedestrianisation;

Not replied to, however none shown on the Local Development Plan

- (f) vehicle width or weight restriction;

Not replied to, however none shown on the Local Development Plan

- (g) traffic calming works including road humps

Not replied to, however none shown on the Local Development Plan

- (h) residents parking controls;

Not replied to, however none shown on the Local Development Plan

- (i) minor road widening or improvement

Not replied to, however none shown on the Local Development Plan

- (j) pedestrian crossings;

Not replied to, however none shown on the Local Development Plan

- (k) cycle tracks ; or

Not replied to, however none shown on the Local Development Plan

- (l) bridge building?

Not replied to, however none shown on the Local Development Plan

Note: Where the replies given by the council to Question 3.6 are none, in some circumstances Road Closure orders can be obtained by third parties from Magistrates Court or can be made by the Secretary of State for Transport, without involving the Council

Do any of statutory notices 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:-

- Not replied to however none shown on the Land Charge Register
Not replied to however none shown on the Land Charge Register
Not replied to however none shown on the Land Charge Register
Not replied to however none shown on the Land Charge Register
Not replied to however none shown on the Land Charge Register

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

Not replied to, however none shown on the Land Charge Register

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:-

- None
None
None
None
None
None
None
None

None
None
None
None

None
None

Do the following apply in relation to the property;-

- Any Conservation Area will be shown under Land Charges,
Planning Entries or shown on the Development Plan

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

None

Note: Replies to Questions 3.7 – 3.11 only apply to notices already served and are revealed in the Land Charge Register or by the Planning Department of this Council. NPS Limited cannot provide information for any notices where a decision is pending or where commencement or any serving of proceedings by this Local Authority is imminent or planned unless the relevant department have been specifically notified and recorded the imminent commencement or serving on their records.

3.12 CONTAMINATED LAND

Do any of the following apply (including any relating to land adjacent to or adjoin the property which has been identified as contaminated and 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?

All Local authorities are now responsible for the preparation of reports on contamination in their respective areas. Registers of remediation notices and contaminated land identified under S78R must also be kept. These registers will not be a list of contaminated sites, rather sites where Remediation Notices have been served.

None
None

None

3.13 RADON GAS

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

1 – 3% of homes are above Radon Action Level. This does not necessarily indicate the presence of Radon Gas in any particular property

LOCAL LAND CHARGE REGISTERED ENTRIES (LLC1)

Description of Charge and Reference		Date of Registration
406326		22/11/1977
Originating Authority	WINDSOR & MAIDENHEAD ROYAL BOROUGH	
Place where relevant Documents may be inspected	Local Land Charges & Commons Registrations Town Hall St Ives Rd Maidenhead SL6 1RF	

PLANNING DEPARTMENT ENTRIES		
Reference & Description	Decision	Date
History Revealed From: Not known		
406326 - Lounge/Porch Extensions	AC	22 Nov 1977

Copies of any Planning Applications and or Decision Notices are available on request by writing to:
 Planning Department, Local Land Charges & Commons Registrations, Town Hall, St Ives Rd,
 Maidenhead, SL6 1RF
 Note a fee will be payable.

Legend

AC - Approved with Conditions
PD - Permitted Development
R - Refused
LBC - Listed Building Consent
BR - Building Regulation

A - Approved
P - Permitted
W - Withdrawn
CAC - Conservation Area Consent

PERSONAL LOCAL SEARCH INDEMNITY BLOCK POLICY

keyfacts

To the Policyholder/Intermediary

This document must be revealed to the ultimate insured (including any lender which may be insured by the policy) before conclusion of the insurance contract.

If you are a solicitor, you should disclose this document to your client and/or their lender and/or the purchaser's solicitors for the benefit of their client and/or their lender prior to the conclusion of the insurance contract. We assume that you are authorised by the Financial Services Authority (FSA) or otherwise licensed (where applicable) to provide insurance mediation activities.

If you are a broker, you should disclose this document in accordance with the FSA rules.

To the Insured

This document provides a summary of the cover provided under the policy purchased. It does not contain the full terms and conditions of the policy and you should therefore read this summary in conjunction with the full policy wording to ensure you are fully aware of the terms and conditions of the cover provided.

The Underwriter of this policy is:-

Stewart Title Limited ('STL') of Stewart House, Pynes Hill, Exeter, EX2 5AZ ('STL's address'). The Policyholder is Property Search Network Ltd ('PSN') of 70 Fore Street, Heavitree, Exeter, EX1 2RR.

Summary of insurance and cover provided by this policy.

Residential Property

If you are a Buyer or a Potential Buyer (as defined by the policy) who has requested or in a Home Information Pack has been provided with a personal local search provided by Nationwide Personal Searches Ltd ('NPS') ('the Search') or if you are a lender to the Buyer or in a remortgage scenario this is an indemnity policy relating to the Search. In some circumstances NPS will not have been able to obtain the answer to certain questions in Parts 1 and 2 CON 29 of the Search from the Local Authority and so has sought to arrange insurance for you against any possible adverse entry had the question been answered in the usual way. If an answer to the particular question has been given then the cover under the policy will not apply unless the answer given is incorrect due to the negligence of or an error by the Local Authority in question or by NPS. The cover applies to those searches and properties notified to us by NPS. We assume that the need to purchase this policy has resulted from advice provided to you by the professional legal conveyancing adviser who has applied for the Search from NPS or because you have been provided with a Home Information Pack which has NPS's search in it. The policy has therefore been sought to protect you against losses that you may incur, as defined in the policy, as a result of any deficiency in the Search result attributable to the lack of an answer or an incorrect answer from the Local Authority or NPS and thus a potential adverse entry for the property, as per the terms and conditions of the policy. If you are a Potential Buyer cover is for any sums you have expended in contemplation of buying the Property.

If you are selling the Property and have requisitioned the Search from NPS you will have cover starting on the Completion Date where the Local Authority or NPS has made an error in its reply by revealing a matter which should not have been revealed and which is the sole and direct cause of the Buyer renegotiating the Offer Price of the Property to the Sale Price and as a result of which renegotiation you suffered loss.

Commercial Property

If you are a Buyer (as defined by the policy) who has requested a personal local search provided by Nationwide Personal Searches Ltd ('NPS') ('the Search') or if you are a lender to the Buyer or in a remortgage scenario this is an indemnity policy relating to the Search. In some circumstances NPS will not have been able to obtain the answer to certain questions in Part 1 CON 29 of the Search from the

Local Authority and so has sought to arrange insurance for you against any possible adverse entry had the question been answered in the usual way. If an answer to the particular question has been given then the cover under the policy will not apply unless the answer given is incorrect due to the negligence of or an error by the Local Authority in question or by NPS. The cover applies to those searches and properties notified to us by NPS. We assume that the need to purchase this policy has resulted from advice provided to you by the professional legal conveyancing adviser who has applied for the Search from NPS. The policy has therefore been sought to protect you against losses that you may incur, as defined in the policy, as a result of any deficiency in the Search result attributable to the lack of a Part 1 CON 29 answer or any incorrect answer from the Local Authority or NPS and thus a potential adverse entry for the property, as per the terms and conditions of the policy.

Significant features or benefits under this policy.

This policy is on an indemnity basis. The purpose of this type of policy is to protect you so that you are reimbursed with the financial loss you may incur which results in a claim under the policy and to ensure that you are placed back in the same position you enjoyed or should have enjoyed prior to the claim (subject to the terms and conditions of the policy). There is a Maximum Liability which we will pay and this is set out in the definition of that term.

Significant Conditions or Exclusions under this policy.

Significant conditions:-

- You must notify us immediately of any Adverse Entry which comes to your attention and co-operate fully with all reasonable requests by us for information and documentation and shall, at our expense, take any action required by STL to mitigate any loss or potential loss arising as a result of the Adverse Entry.
- The Policy covers only those Personal Searches which have been declared to us by NB together with the premium due.
- If you knowingly make a claim which is false or fraudulent in any respect the cover provided under this Policy shall become void with immediate effect.
- This Policy does not cover any loss which at the time of the loss is insured by any other policy of insurance other than any excess beyond the amount payable under such other policy.
- any act or omission by you, which in whole or part induces a claim under this policy, will prejudice your position and could void the policy

- you or your professional legal advisors should not take any steps to compromise or settle a claim without STL's prior written consent

Exclusions:-You are not insured:-

- for any Adverse Entry known to you at the date of cover or where you know the answer given is incorrect or
- in respect of any answer which is actually obtained in the Personal Search relating to questions in the Local Search covered by the policy unless the answer given is incorrect because the Local Authority or NPS has made an error or is negligent and it is later found that the correct answer would have been adverse
- where, had the question been answered at the date of the search, there would have been no adverse entry.
- Where you have suffered no loss.
- If you are the Borrower in a remortgage scenario as the cover is for the lender only.
- In respect of commercial property any lack of answer to a Part 2 CON 29 question.

A full list of Conditions and Exclusions is contained in the policy.

What is the Policy term?

There is no fixed term – usually the policy will expire upon your ceasing to be the owner of the property or if you are lending under the terms of a mortgage over the Property the date on which your loan is repaid or the Property ceases to be subject to your mortgage.

Updating the cover.

STL can consider requests to increase or extend cover. STL will not however provide advice thereon 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 legal conveyancing advisor and the Policyholder .

Rights of cancellation.

You have a right to cancel your policy within 14 days of the commencement of the contract or receipt of the policy whichever is later. Where performance of the contract has commenced at your request before expiry of the cancellation period we may require you to pay for the cover actually provided in connection with the policy. The amount will be in proportion to the extent of the cover already provided to you in comparison with the full coverage of the contract.

Claims under this policy

If you wish to notify a claim under this policy, please contact us in writing immediately you become aware of the claim with as much detail as is available for the attention of the Company Solicitor at STL's address.

What if you have a complaint?

If you wish to register a complaint, please contact us by writing to 'The Company Solicitor' at STL's address or, if you are not satisfied with the response, to the Financial Ombudsman Service whose current address is in the Policy.

The Financial Services Compensation Scheme (FSCS)

We are covered by the FSCS. You may be entitled to compensation from the scheme if we cannot meet our obligations. This will depend on the type of business and the circumstances of the claim. Further information about compensation scheme arrangements is available from the FSCS currently contactable at 7th Floor Lloyds Chambers, Portsoken Street, London E1 8BN.

Terms and Conditions

Definitions

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

“We”, “us” and “our” references to Nationwide Personal Searches of Suite 4, Kingfisher Court, Bellbrook Business Park, Uckfield, TN22 1QQ.

“Report” means personal Local Authority Search prepared by us in respect of the Property.

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

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

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

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

Agreement

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

The Search Report

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

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

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

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

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

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

Liability and Insurance

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

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

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

Insurer(s): AIG Europe (UK) Limited, The AIG Building, 58 Fenchurch Street, London, EC3M 4AB and Northcott Beaton Insurance Brokers, 70 Fore Street, Heavitree, Exeter, EX1 2RR

4.3 The Relevant Local Authority will be liable for any negligent or incorrect entry in the records searched.
NPS Limited will be liable for any negligent or incorrect interpretation of the records searched.
NPS Limited will be liable for any negligent or incorrect recording of that interpretation in the search report.

Price and Payment

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

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

Confidentiality

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

Copyright

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

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

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

Complaints

NPS Limited subscribe to the Search Code and are registered with the Property Codes Compliance Board. We have a formal written complaints procedure for handling complaints speedily and fairly. Complaints under the Code may also be referred to the Independent Property Codes Adjudication Scheme.
www.propertycodes.org.uk

General

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

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



Consumer Information

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.

NPS Limited appointed Code Compliance Officer: Mr Bailey

Contact Details

The Property Codes Compliance Board: Please Contact:

Telephone: 020 7917 1817

Email: info@propertycodes.org.uk

Residential

CON29DW Drainage & Water Search



Nationwide Property Searches
Suite 4
Kingfisher Court
Uckfield
TN22 1QQ

Search address supplied WREN COTTAGE
GRAHAM ROAD
COOKHAM
MAIDENHEAD
BERKSHIRE
SL6 9JQ

Your reference TB1/BH1/115570 (4842490)
Our reference DWS/DWS Standard/2008_1219374

Received date **27 June 2008**
Search date **7 July 2008**

Responses as required by the Home Information Pack Regulations (No2) 2007.

For any queries relating to this report please contact our Customer Support Team on 0118 925 1504 quoting our Reference.

[Thames Water Utilities Ltd](#)

Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

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

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



Residential

CON29DW Drainage & Water Search



Search address supplied: WREN COTTAGE, GRAHAM ROAD, COOKHAM,
MAIDENHEAD, BERKSHIRE, SL6 9JQ

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

This CON29DW Drainage and Water Search complies with the requirements of Statutory Instrument 2007 No 1667 Schedules 6 and 8 to regulation 8(1) as it contains the enquiries and the appropriate responses set out in Part 2 of Schedule 8.

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

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

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

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

Thames Water Utilities Ltd

Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

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

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

Residential

CON29DW Drainage & Water Search



Q1 – Interpretation of CON29DW Drainage and Water Search

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

Q2 – Enquiries and Response

This CON29DW Drainage and Water Search complies with the requirements of Statutory Instrument 2007 No 1667 Schedules 6 and 8 to Regulation 8(1) as it contains the enquiries and the appropriate responses set out in Part 2 of Schedule 8.

The records were searched by Toni Pistorius of Thames Water Utilities and gabby delellis of South East Water Company who has no, nor is likely to have, any personal or business relationship with any person involved in the sale of the property.

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

For your guidance:

- Thames Water Property Insight's Complaints Procedure:
 - o Thames Water Property Insight offers a robust complaints procedure. Formal complaints can be made by telephone, in writing or by email at searches@thameswater.co.uk.
 - o Whilst we will endeavour to resolve complaints by telephone, there may be the need to investigate the complaint further to identify the error and in some cases 3rd party consultation will be required. For this reason, we will log all complaints on our system and a response will be provided to the customer within 24 hours. If no error has occurred a full explanation will be provided.
 - o If the query cannot be resolved within 24 hours, the customer will be provided with an update within 48 hours. Where necessary the search will be recompiled free of charge and an amended copy will be dispatched to the customer as soon as possible.
 - o For queries relating to an expedited search that has exceeded its SLA, the fees will be adjusted accordingly. If a refund or compensation has been agreed, this will be sent to the customer within approximately 6 weeks.
 - o If the customer is not satisfied with the resolution to their query, a Senior Manager will review the matter and respond within 5 working days.

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

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

For your guidance:

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

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

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

For your guidance:

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

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Q5 – Does surface water from the property drain to a public sewer?

Records indicate that surface water from the property does not drain to a public sewer.

For your guidance:

- Water companies 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 that 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, water company records do not distinguish between foul and surface water connections to the public sewerage system.
- If surface water does not drain to the public sewerage system, the property may have private facilities in the form of a soakaway or private connection to a watercourse.
- An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

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

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

For your guidance:

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

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

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

For your guidance:

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

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

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

For your guidance:

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

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

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

For your guidance:

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

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

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

For your guidance:

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

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

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

For your guidance:

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

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

Thames Water Utilities Limited, Clearwater Court, Reading, RG1 8DB is the sewerage undertaker for the area and South East Water Ltd, 3 Church Road, Haywards, Heath, West Sussex, RH16 3NY, Tel: 0845 301 0845, is the water undertaker for the area.

Q13 – Is the property connected to mains water supply?

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

For your guidance:

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

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

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

For your guidance:

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

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

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

For your guidance:

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

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

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

For your guidance:

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

Q17 – Is a surface water drainage charge payable?

Records confirm that a surface water drainage charge is payable for the property at £19.00 for each financial year.

For your guidance:

- Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable.
- Where surface water charges are payable but upon inspection the property owner believes that surface water does not drain to the public sewerage system, application can be made to the water company to end surface water charges. For further information please contact Thames Water on Tel: 0845 9200 888 or website www.thameswater.co.uk

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

Records indicate that the property is served by a water meter, which is located within the dwelling-house which is or forms part of the property, and in particular is located at: M W SENSUS OTRDR AT BCK OF PROP UNDR GAS M

For your guidance:

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

Q19 – Who bills the property for sewerage services?

The property is billed for sewerage services by;

South East Water
3 Church Road
Haywards Heath
West Sussex
RH16 3NY

Tel: 0845 301 0845

www.southeastwater.co.uk

Q20 – Who bills the property for water services?

The property is billed for water services by;

South East Water Ltd
3 Church Road
Haywards Heath
West Sussex
RH16 3NY

Tel: 0845 301 0845
www.southeastwater.co.uk

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

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

For your guidance:

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

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

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

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For your guidance:

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

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

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

The analysis records confirmed that tests failed to meet the standards of the 2000 Regulations or the 2001 Regulations in relation to Enterococci and Lead and Nickel. One out of the 8 tests failed to meet the standard for Enterococci, while one of the 8 tests failed to meet the standard for Lead, while one of the 8 tests failed to meet the standard for Nickel.

For your guidance:

- Thames Water investigates all infringements of drinking water quality standards and takes appropriate corrective actions to resolve any problems. If there were any risk to public health from the quality of drinking water supplied, the Company would have informed customers immediately and advised not to drink the water until the issue had been resolved.
- Water companies have a duty to provide wholesome water that meets the standards of the Water Supply (Water Quality) Regulations 2000. However, the householder is responsible for any deterioration in water quality that is a result of the domestic distribution system (the supply pipe and the plumbing within the property) that results in the standards not being met.
- In England and Wales these regulations implement the requirements of the European Drinking Directive 98/83/EC. The 2000 regulations impose standards for a range of parameters, which are either health based to ensure the water is safe to drink or to ensure the water is aesthetically acceptable. They also require that drinking water should not contain any element, organism or substance (whether or not a parameter) at a concentration or value, which would be detrimental to public health.
- Water quality is normally tested at the tap used for domestic consumption, normally the kitchen. However, the householder is responsible for any of deterioration in water quality that is a result of the domestic distribution system (the supply pipe and the plumbing within the property) that results in the standards not being met.
- If there are concerns that lead pipes within the property may be causing high levels of lead in your drinking water please contact your water company mentioned in Question 12 for further advice.

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

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

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

For your guidance:

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

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

The nearest sewage treatment works is 1.268 kilometres to the north east of the property. The name of the nearest sewage treatment works is Cookham.

For your guidance:

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

Payment for this Search

A charge will be added to your suppliers account.

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

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

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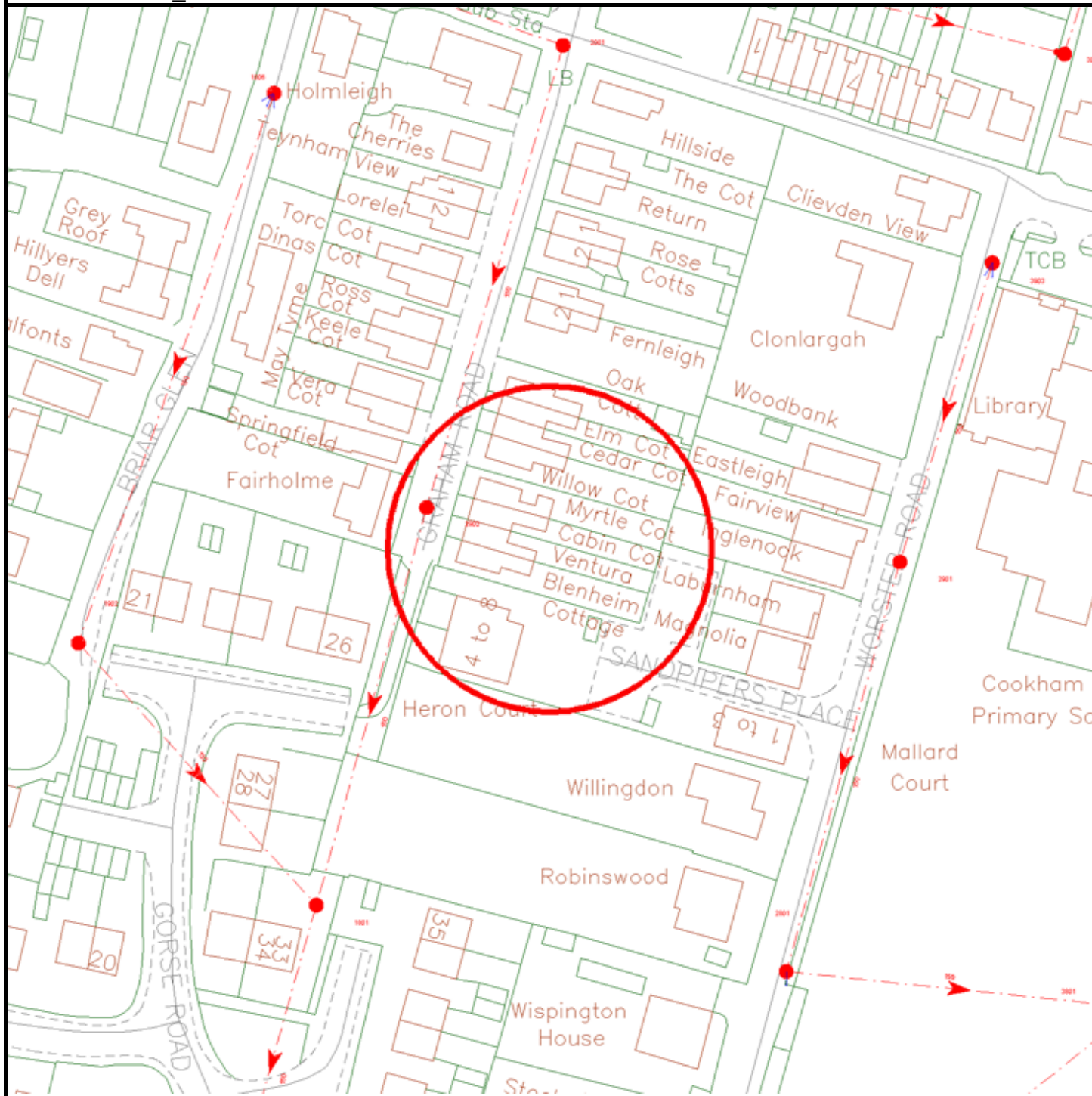
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Residential CON29DW Drainage & Water Search Sewer Map-DWS/DWS
Standard/2008_1219374



The width of the displayed area is 200m













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

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Residential Drainage & Water Search Sewer Key





Public Sewer Pipes (Operated & Maintained by Thames Water)

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

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

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

Other Symbols

-  **Demarcation Chamber:** Indicates the boundary between the Thames Water length of lateral and the private lateral. They are generally of plastic construction.
-  **Undefined Ends:** These symbols represent the point at which a pipe continues but no records of its position are currently held by Thames Water. These symbols are rare but may be found on any of the public sewer types.
-  **Public/Private Pumping Station:** Foul or Surface water pumping station.
-  **Soakaways:** Soakaways are designed to allow surface water to drain naturally into the ground.

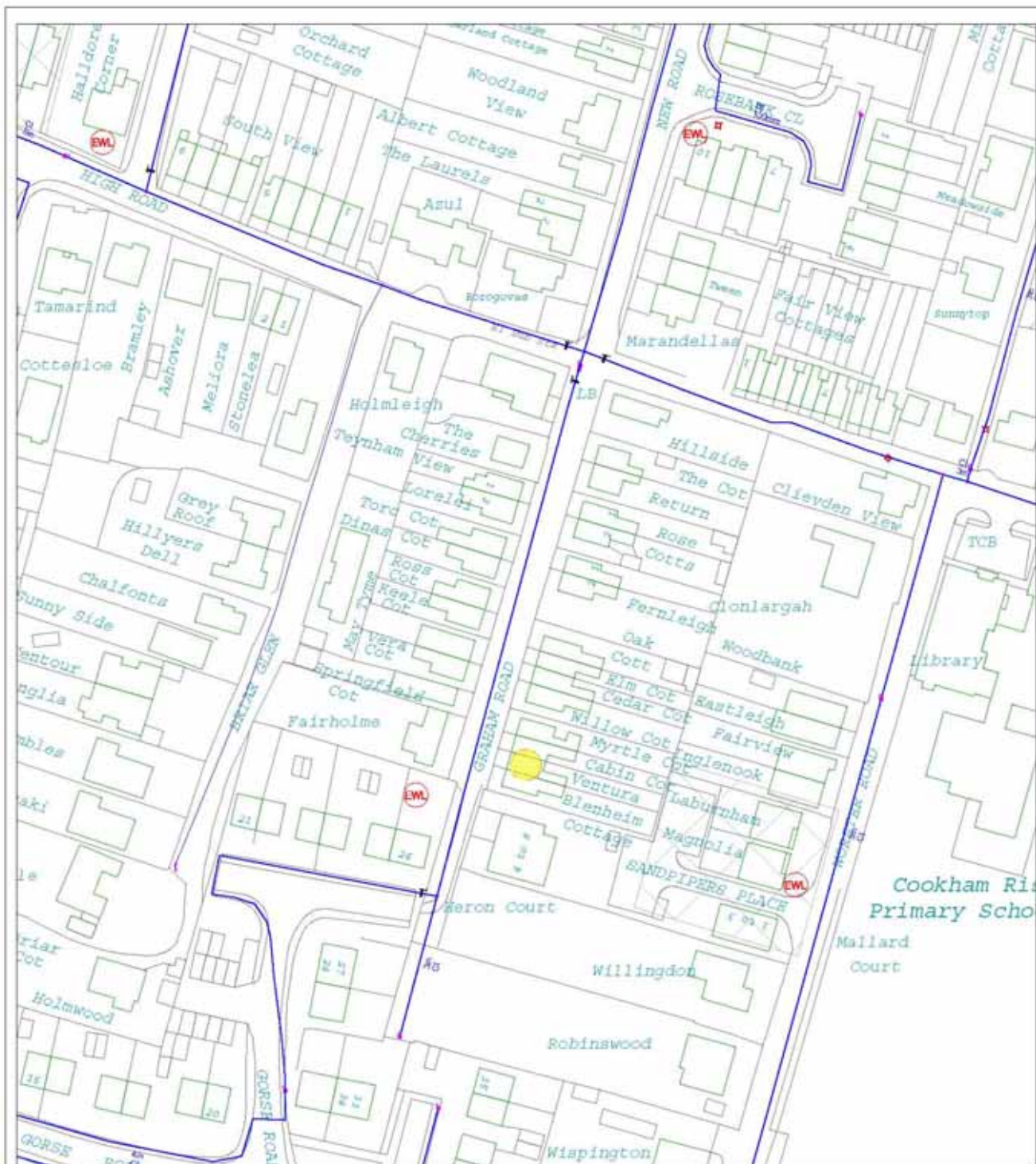
Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) For symbols referred to as 'Other' on this key, please see the plan for further information.

5) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

6) -9999.00 or 0 on a manhole level indicates that data is unavailable.

7) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. When cover and invert levels appear on a plan they are clearly prefixed by 'CL' and 'IL'. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0118 925 1504.



Water Main
(regardless of colour)

Shaded Main
(regardless of colour)



Valve, Hydrant
and Fittings

Address searched

This plan is based upon the Ordnance Survey map by South East Water PLC by permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office

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The position of the water mains shown on this plan should not be relied upon as being precise. South East Water accept no responsibility in the event of inaccuracy

For further information about the contents of this plan please contact South East Water PLC on 01444 440299 or at the address below

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Plot Date	03/07/2008	REFERENCE	Sew-Rse-03-07-08-1400-2008-1219374
OS Reference	SU8884NW	DRAWING TITLE	Wren Cottage Graham Road Cookham Maidenhead 216 9JJ
Scale	1: 1250		

south east water

1 CHURCH ROAD
MAIDENHEAD
WEST SUSSEX
RG1 1PR

Telephone 01444 440000
FAX 01444 412200
Website www.south-eastwater.co.uk

CON29DW DRAINAGE & WATER ENQUIRY (DOMESTIC).

TERMS AND CONDITIONS

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

Definitions

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

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

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

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

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

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

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

Agreement

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

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

The Report

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

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

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

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

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

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

Liability

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

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

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

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

Copyright and Confidentiality

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

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

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

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

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

Payment

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

General

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

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

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

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

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

At Green CO2 we offset 150kg of carbon dioxide for every instruction we receive by donating to environmental causes in the UK and the developing world through CO2 Balance.

This means our clients not only receive great service, they also help the environment.



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