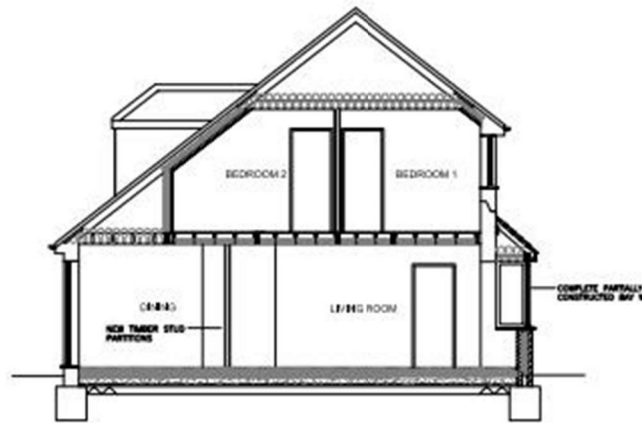


SECTION A-A
SCALE 1:50



SECTION B-B
SCALE 1:50

HIGH SPEED ELECTRONIC COMMUNICATION

PART B BUILDING REGULATION REQUIRES THAT NEW BUILDINGS OR MAJOR RENOVATION WORKS SHALL BE DESIGNED TO ENSURE THAT THE BUILDING IS EQUIPPED WITH A HIGH SPEED READY TO BUILDING PHYSICAL INFRASTRUCTURE UP TO A NETWORK TERMINATION POINT FOR HIGH SPEED ELECTRONIC COMMUNICATIONS NETWORK

THE REGULATION IS SATISFIED IF:

- A PHYSICAL INFRASTRUCTURE TO ENABLE FUTURE COPPER OR FIBRE OPTIC CABLES OR WIRELESS SERVICES CAPABLE OF DELIVERING BROADCASTING SPEEDS GREATER THAN 10Mbps
- NOTE: A STANDARD COPPER TELEPHONE CABLE WHEN CONNECTED TO A SERVICE PROVIDER'S FIBRE NETWORK IS CAPABLE OF UP TO 10Mbps
- FOR SINGLE DWELLING PHYSICAL INFRASTRUCTURE SHALL BE PROVIDED FROM SERVICE PROVIDER'S ACCESS POINT TO OCCUPANT'S TERMINATION POINT
- MULTI-DWELLING BUILDINGS SHALL BE PROVIDED WITH A COMMON ACCESS POINT
- CAPABLE OF SERVING ALL DWELLINGS
- OUTBREAK FOR COPPER & FIBRE- OPTIC CABLES
- PROVIDE SUITABLE ROUTING TO CONNECT NETWORK TERMINATION POINTS TO AN ACCESS POINT

REFER TO PUBLICLY AVAILABLE SPECIFICATION (PAS) 2016 NOT GUIDANCE ON INFRASTRUCTURE GUIDANCE FOR BROAD BAND NETWORKS & INSTALLATION GUIDANCE

SKILLSET & WIRELESS COMMUNICATIONS IN BUILDING INFRASTRUCTURE SHALL TAKE ACCOUNT OF SKILLSET & WIRELESS TECHNOLOGIES WHICH REQUIRES NETWORK SPEEDS CAN BE MET

NEC FOUNDATIONS CONNECTED HOME GUIDED RECOMMENDATION THAT DEVELOPERS FUTURE PROOF HOMES BY INCLUDING ADDITIONAL HARD WIRING

BUILDING REGULATIONS PART G SECURITY FOR NEW DWELLINGS

Easily accessible doors, windows & rooflights shall demonstrate adequate resistance to unauthorised access from outside

Approved Certification for Security include:

- British Standard BS 7243-1:1
- A Lock Protection Standard
- UPSET1 have 1,20115 Security Rating
- Door Jamb or frames shall have a minimum letter aperture min 200 x 45mm & be tapered to restrict access with holes of which max joint gap
- UP TO 100mm

Door entrance door shall be provided with a door viewer to one corner. Alternatively clear glass vision or equivalent to the door shall be provided

Door shall be grounded with a door chain or door limiter or other identification facility

Door & window frames shall be robustly fixed to structure in accordance with manufacturers instructions

NOTE

ALL SERVICES SHALL BE WITHIN A HEIGHT BAND OF 450mm TO 1200mm ABOVE FLOOR LEVEL & AT LEAST 300mm FROM ANY INTERNAL CORNER

FIRE DETECTION & FIRE ALARM SYSTEM

Domestic category L22 system as described in BS 5839-6: 2004 with detectors fitted in accordance with recommendations of BS5839-6: 2004 for a category L22 system

CONSUMER UNIT & SIMILAR SWITCHGEAR

Consumer units & similar switchgear assemblies shall comply with BS6183-1: 2011 & shall either have their enclosures mounted on non-combustible material or be enclosed in a cabinet or enclosure constructed of non-combustible material complying with Regulation 17.12 (In Accordance with Amendment 3 to BS 7671: 2008 - BT Wiring Regulations Seventeenth Edition)

SOUND TREATMENT TO SHARED PARTY WALL (EXISTING CAVITY WALL)

Make good all existing / gaps in existing masonry

Provide British Standard Cotton Underlaid with 30mm cavity lined in accordance with manufacturers instructions

Install 25mm heavy acoustic partition roll in cavity & fix two layers of 12.5mm Gypsum plasterboard with all joints taped & fixed to British Gypsum requirements

NOTE

Must still require sound testing

FIRE STOPPING AT PARTY WALL

Anchor between separating wall & roof slab & between routing hole & slab shall be fire stopped using proprietary product

Clearly border of mineral wool or the remaining board in board space

Clearly stated at source

No timber to pass through the wall

STORAGE HOT WATER

PROVIDE SINGLE TAP OR SIMILAR APPROVED THERMOSTATIC BLENDING VALVES ON ALL BATH NOT BATH COLUETS TO PREVENT WATER LEAVING TAP EXCEEDING 42°

NO THE LENGTH OF SUPPLY PIPE BETWEEN IN LINE BLENDING VALVE & COLUET SHALL BE KEPT TO A MINIMUM TO PREVENT SHOCK BOUNCING PATTERNS COLLAPSE

REPLACE HEARTH TO MEET REGULATIONS AND MADE FROM A NON-COMBUSTIBLE MATERIAL

HEARTH SIZE TO EXTEND A DISTANCE OF 300MM IN FRONT OF THE FIREPLACE AND FOR A DISTANCE OF 150 MM FROM EACH SIDE OF THE FIREPLACE.

HEARTH THICKNESS DEPENDANT ON WHETHER FIREPLACE HAS BEEN TEMPERATURE TESTED FOR MODERN MANUFACTURES. IF THE TEMPERATURE WILL NOT EXCEED 100 DEGREES CELSIUS, THE HEARTH TO BE MIN. 125MM THICK. IF FIREPLACE IS UNTESTED THE HEARTH TO BE 125MM THICK WITH A 50MM AIR SPACE BENEATH OR 240MM SOLID THICKNESS.

FIREPLACE VENTILATION

PROVIDE OPEN ROOF WITH MIN. CROSS SECTIONAL AREA OF 5000mm FOR EVERY MW OF HEAT PRODUCED ABOVE BATH. THE VENT TO BE IN THE FLOOR OR WALL OR VENTED TO A LIGHT IF IT HAS A PERMANENT VENT TO THE OUTSIDE ALL TO SATISFACTION OF BUILDING CONTROL OFFICER.

APPLIANCE TYPE TO BE CONFIRMED TO BUILDING CONTROL (SAL, FREE STANDING SOLID FUEL, OPEN HEARTH)

THE FOLLOWING INFORMATION IS TO BE SUBMITTED TO BUILDING CONTROL ON COMPLETION BUT PRIOR TO OCCUPANCY:

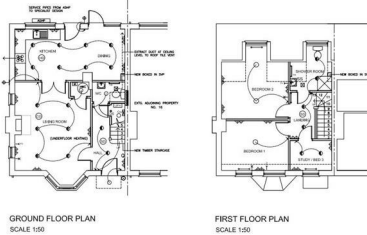
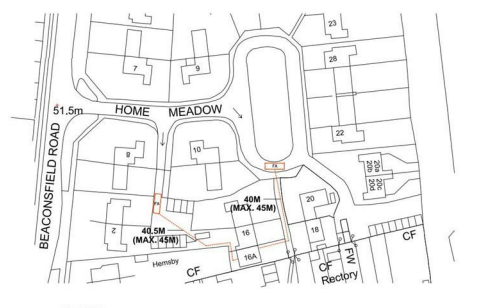
- ELECTRICAL INSTALLATION CERTIFICATE
- SOUND TEST CERTIFICATE
- ENERGY EFFICIENCY CALCULATION

Home Meadow, Slough, SL2 3BR

Guide Price £350,000 Freehold

DEVELOPMENT OPPORTUNITY - CASH BUYERS ONLY

Three Bedroom Semi Detached house located in Farnham Royal. This is a development opportunity currently in the 1st/2nd fix stage which comes with full Planning Permission. The property will require building works to be continued to finish as a three bedroom end terrace new home benefitting from spacious lounge, kitchen/ diner, downstairs cloakroom, three bedrooms upstairs and family bathroom. Conveniently located in Farnham Royal village within walking distance to local schools and amenities of Farnham Common village as well as easy access to M4 & M40 motorways.



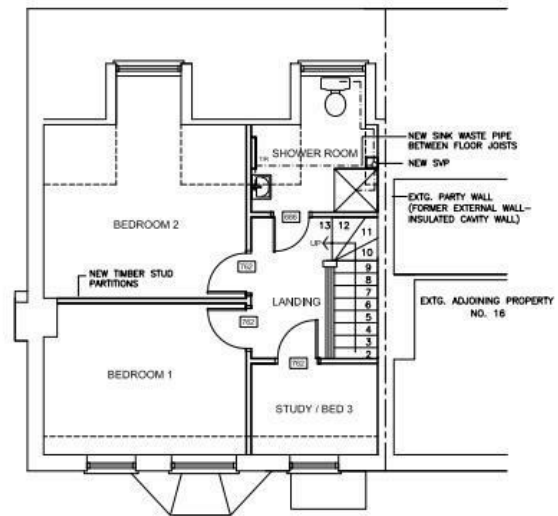
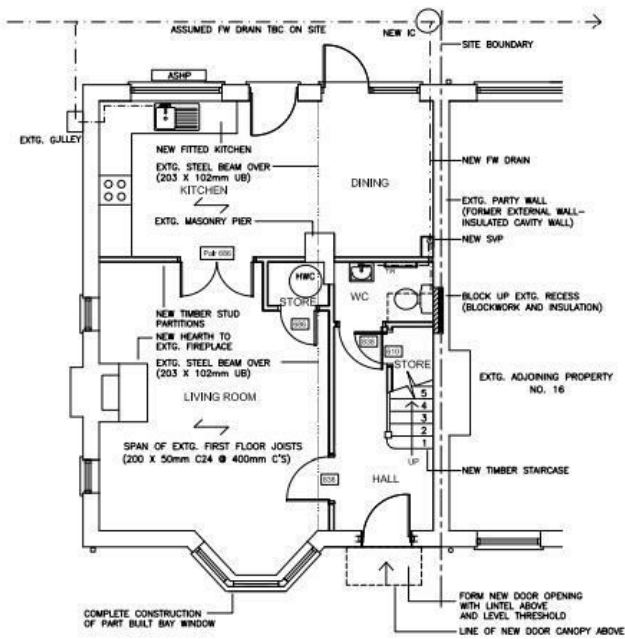
| ELECTRICAL SCHEDULE | |
|---------------------|---------|
| 1 | 230V AC |
| 2 | 230V AC |
| 3 | 230V AC |
| 4 | 230V AC |
| 5 | 230V AC |
| 6 | 230V AC |
| 7 | 230V AC |
| 8 | 230V AC |
| 9 | 230V AC |
| 10 | 230V AC |
| 11 | 230V AC |
| 12 | 230V AC |
| 13 | 230V AC |
| 14 | 230V AC |
| 15 | 230V AC |
| 16 | 230V AC |
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| 18 | 230V AC |
| 19 | 230V AC |
| 20 | 230V AC |
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| 22 | 230V AC |
| 23 | 230V AC |
| 24 | 230V AC |
| 25 | 230V AC |
| 26 | 230V AC |
| 27 | 230V AC |
| 28 | 230V AC |
| 29 | 230V AC |
| 30 | 230V AC |

Application no. F2021/0484A

SCHEDULE OF CONDITIONS AND REASONS RELATING TO THIS PERMISSION

- The development to which this permission relates must be begun no later than the expiration of three years beginning from the date of this decision notice. (2021)
- To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory modification or enactment thereof).
- Prior to occupation of the development space shall be laid out within the site for parking cars, loading and unloading, in accordance with the appropriate. This area shall be permanently maintained for this purpose.
- To enable vehicles to drive off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to use of the adjoining highway.
- The destination by burning of materials within the site shall not take place within a distance of the boundary and all the contents of the site shall be removed to the site of the land adjoining the site, as shown on the submitted plan T2021/0484A. (Condition: no building materials, equipment, vehicles, plant, or other portable property shall be stored or allowed to be stored within the boundary of the site, as shown on the plan. (2021)
- To ensure that the trees to be retained are adequately protected, in the interests of visual amenity. (Provision: EPA and EPA of the South Bucks District Local Plan (adopted March 1999) (refer))
- Prior to the occupation of the development, a schedule of ecological observations shall be submitted to and approved by writing by the Local Planning Authority to ensure an overall net gain in biodiversity will be achieved. The schedule and include plans of trees and other plants of relevant species to be retained and protection of ecological habitats, including bird and bat boxes. The ecological observations shall be retained in accordance with the submitted plan to be approved and retained if approved or retained.
- In order to maintain, as far as possible, the character of the locality and in the interests of neighbouring landowners with whom and the Local Planning Authority's Local Development of the South Buckinghamshire Local Strategy and to ensure the survival of protected and sensitive species protected by legislation that may otherwise be affected by the development.
- This permission relates to the details shown on the approved plans as listed below:
Drawing No: T2021/0484A received on 11 June 2021, T2021/0484A received on 17 August 2021, and in accordance with any other conditions imposed by this planning permission.
- To ensure that the development is carried out in accordance with the details considered by the Local Planning Authority.

Home Meadow, Farnham Royal Slough, South Buckinghamshire, SL2 3BR



- Three Bedroom
- Private Rear Garden
- Development Property
- Granted Planning Permission
- End of Terraced
- Located in Farnham Royal
- Close to local schools
- Cash Buyers Only
- EPC-TBC
- Council Tax- TBC



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. We have not carried out a survey or checked the services, appliances or fixtures and fittings. Room dimensions should not be relied upon for carpets or furnishings. No employee or partner of B Simmonds & Son has authority to make or give any representation or warranty in relation to the property. All negotiations for this purchase must be made through B Simmonds & Son.