



AUCTION PACK

Lot 1 - Trewern House, Trewern, Welshpool, SY21 8EF

To be sold at Auction on 25th September 2026
at the Town Hall, Welshpool
at 12 noon

Sellers Agents: **Harry Ray & Company**

Sellers Solicitors: Harrisons Solicitors LLP
30 Broad Street
Welshpool
SY21 7RR

Telephone No: 01938552545

email: jenniferhorton@harrisonsllp.com

Reference: JH

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CONTRACT

Incorporating the Standard Conditions of Sale (Fifth Edition - 2018 Revision)

For conveyancer's use only

Buyer's conveyancer:

Seller's conveyancer:

Law Society Formula: [A / B / C / Personal exchange]

The information above does not form part of the Contract

Date :

Seller : Gwyneth Ann Trevor-Jones and Wynn Trevor-Jones

Buyer :

Property (freehold/leasehold/both) : Lot 1 - Trewern House, Trewern, Welshpool, SY21 8EF and land adjoining

Title number / root of title : CYM920102

Specified incumbrances : All matters contained or referred to in the Registers of Title of the Seller to the Property at the Land Registry as at [date] [time] other than cautions, financial charges or notices of deposit

Title guarantee (~~XXX~~/limited) : Limited

Completion date :

Contract rate : The Law Society Rate

Purchase price :

Deposit :

Contents price (if separate) :

Balance :

The seller will sell and the buyer will buy the property for the purchase price.

WARNING

This is a formal document, designed to
create legal rights and legal obligations.
Take advice before using it.

Signed

Seller/Buyer

STANDARD CONDITIONS OF SALE (FIFTH EDITION - 2018 REVISION)

(NATIONAL CONDITIONS OF SALE 25TH EDITION, LAW SOCIETY'S CONDITIONS OF SALE 2011)

- 1. GENERAL**
- 1.1 Definitions**
- 1.1.1** In these conditions:
- (a) 'accrued interest' means:
- (i) if money has been placed on deposit or in a building society share account, the interest actually earned
- (ii) otherwise, the interest which might reasonably have been earned by depositing the money at interest on seven days' notice of withdrawal with a clearing bank less, in either case, any proper charges for handling the money
- (b) 'clearing bank' means a bank admitted by the Bank of England as a direct participant in its CHAPS system
- (c) 'completion date' has the meaning given in condition 6.1.1
- (d) 'contents price' means any separate amount payable for contents included in the contract
- (e) 'contract rate' means the Law Society's interest rate from time to time in force
- (f) 'conveyancer' means a solicitor, barrister, duly certified notary public, licensed conveyancer or recognised body under sections 9 or 23 of the Administration of Justice Act 1985
- (g) 'lease' includes sub-lease, tenancy and agreement for a lease or sub-lease
- (h) 'mortgage' means a mortgage or charge securing the repayment of money
- (i) 'notice to complete' means a notice requiring completion of the contract in accordance with condition 6.8
- (j) 'public requirement' means any notice, order or proposal given or made (whether before or after the date of the contract) by a body acting on statutory authority
- (k) 'requisition' includes objection
- (l) 'transfer' includes conveyance and assignment
- (m) 'working day' means any day from Monday to Friday (inclusive) which is not Christmas Day, Good Friday or a statutory Bank Holiday.
- 1.1.2** In these conditions the terms 'absolute title' and 'official copies' have the special meanings given to them by the Land Registration Act 2002.
- 1.1.3** A party is ready, able and willing to complete:
- (a) if he could be, but for the default of the other party, and
- (b) in the case of the seller, even though the property remains subject to a mortgage, if the amount to be paid on completion enables the property to be transferred freed of all mortgages (except any to which the sale is expressly subject).
- 1.1.4** These conditions apply except as varied or excluded by the contract.
- 1.2 Joint parties**
- If there is more than one seller or more than one buyer, the obligations which they undertake can be enforced against them all jointly or against each individually.
- 1.3 Notices and documents**
- 1.3.1** A notice required or authorised by the contract must be in writing.
- 1.3.2** Giving a notice or delivering a document to a party's conveyancer has the same effect as giving or delivering it to that party.
- 1.3.3** Where delivery of the original document is not essential, a notice or document is validly given or sent if it is sent:
- (a) by fax, or
- (b) by e-mail to an e-mail address for the intended recipient given in the contract.
- 1.3.4** Subject to conditions 1.3.5 to 1.3.7, a notice is given and a document is delivered when it is received.
- 1.3.5** (a) A notice or document sent through a document exchange is received when it is available for collection.
- (b) A notice or document which is received after 4.00pm on a working day, or on a day which is not a working day, is to be treated as having been received on the next working day.
- (c) An automated response to a notice or document sent by e-mail that the intended recipient is out of the office is to be treated as proof that the notice or document was not received.
- 1.3.6** Condition 1.3.7 applies unless there is proof:
- (a) that a notice or document has not been received, or
- (b) of when it was received.
- 1.3.7** A notice or document sent by the following means is treated as having been received as follows:
- (a) by first-class post: before 4.00pm on the second working day after posting
- (b) by second-class post: before 4.00pm on the third working day after posting
- (c) through a document exchange: before 4.00pm on the first working day after the day on which it would normally be available for collection by the addressee
- (d) by fax: one hour after despatch
- (e) by e-mail: before 4.00pm on the first working day after despatch.
- 1.4 VAT**
- 1.4.1** The purchase price and the contents price are inclusive of any value added tax.
- 1.4.2** All other sums made payable by the contract are exclusive of any value added tax and where a supply is made which is chargeable to value added tax, the recipient of the supply is to pay the supplier (in addition to any other amounts payable under the contract) a sum equal to the value added tax chargeable on that supply.
- 1.5 Assignment and sub-sales**
- 1.5.1** The buyer is not entitled to transfer the benefit of the contract.
- 1.5.2** The seller cannot be required to transfer the property in parts or to any person other than the buyer.
- 1.6 Third party rights**
- Unless otherwise expressly stated nothing in this contract will create rights pursuant to the Contracts (Rights of Third Parties) Act 1999 in favour of anyone other than the parties to the contract.
- 2. FORMATION**
- 2.1 Date**
- 2.1.1** If the parties intend to make a contract by exchanging duplicate copies by post or through a document exchange, the contract is made when the last copy is posted or deposited at the document exchange.
- 2.1.2** If the parties' conveyancers agree to treat exchange as taking place before duplicate copies are actually exchanged, the contract is made as so agreed.
- 2.2 Deposit**
- 2.2.1** The buyer is to pay or send a deposit of 10 per cent of the purchase price no later than the date of the contract.
- 2.2.2** If a cheque tendered in payment of all or part of the deposit is dishonoured when first presented, the seller may, within seven working days of being notified that the cheque has been dishonoured, give notice to the buyer that the contract is discharged by the buyer's breach.
- 2.2.3** Conditions 2.2.4 to 2.2.6 do not apply on a sale by auction.
- 2.2.4** The deposit is to be paid:
- (a) by electronic means from an account held in the name of a conveyancer at a clearing bank to an account in the name of the seller's conveyancer or (in a case where condition 2.2.5 applies) a conveyancer nominated by him and maintained at a clearing bank or
- (b) to the seller's conveyancer or (in a case where condition 2.2.5 applies) a conveyancer nominated by him by cheque drawn on a solicitor's or licensed conveyancer's client account.
- 2.2.5** If before completion date the seller agrees to buy another property in England and Wales for his residence, he may use all or any part of the deposit as a deposit in that transaction to be held on terms to the same effect as this condition and condition 2.2.6.
- 2.2.6** Any deposit or part of a deposit not being used in accordance with condition 2.2.5 is to be held by the seller's conveyancer as stakeholder on terms that on completion it is paid to the seller with accrued interest.
- 2.3 Auctions**
- 2.3.1** On a sale by auction the following conditions apply to the property and, if it is sold in lots, to each lot.
- 2.3.2** The sale is subject to a reserve price.
- 2.3.3** The seller, or a person on his behalf, may bid up to the reserve price.
- 2.3.4** The auctioneer may refuse any bid.
- 2.3.5** If there is a dispute about a bid, the auctioneer may resolve the dispute or restart the auction at the last undisputed bid.
- 2.3.6** The deposit is to be paid to the auctioneer as agent for the seller.
- 3. MATTERS AFFECTING THE PROPERTY**
- 3.1 Freedom from incumbrances**
- 3.1.1** The seller is selling the property free from incumbrances, other than those mentioned in condition 3.1.2.
- 3.1.2** The incumbrances subject to which the property is sold are:
- (a) those specified in the contract
- (b) those discoverable by inspection of the property before the date of the contract
- (c) those the seller does not and could not reasonably know about
- (d) those, other than mortgages, which the buyer knows about
- (e) entries made before the date of the contract in any public register except those maintained by the Land Registry or its Land Charges Department or by Companies House
- (f) public requirements.
- 3.1.3** After the contract is made, the seller is to give the buyer written details without delay of any new public requirement and of anything in writing which he learns about concerning a matter covered by condition 3.1.2.
- 3.1.4** The buyer is to bear the cost of complying with any outstanding public requirement and is to indemnify the seller against any liability resulting from a public requirement.
- 3.2 Physical state**
- 3.2.1** The buyer accepts the property in the physical state it is in at the date of the contract unless the seller is building or converting it.
- 3.2.2** A leasehold property is sold subject to any subsisting breach of a condition or tenant's obligation relating to the physical state of the property which renders the lease liable to forfeiture.
- 3.2.3** A sub-lease is granted subject to any subsisting breach of a condition or tenant's obligation relating to the physical state of the property which renders the seller's own lease liable to forfeiture.
- 3.3 Leases affecting the property**
- The following provisions apply if any part of the property is sold subject to a lease.
- 3.3.1** (a) The seller having provided the buyer with full details of each lease or copies of the documents embodying the lease terms, the buyer is treated as entering into the contract knowing and fully accepting those terms.
- (b) The seller is to inform the buyer without delay if the lease ends or if the seller learns of any application by the tenant in connection with the lease; the seller is then to act as the buyer reasonably directs, and the buyer is to indemnify him against all consequent loss and expense.
- (c) Except with the buyer's consent, the seller is not to agree to any proposal to change the lease terms nor to take any step to end the lease.
- (d) The seller is to inform the buyer without delay of any change to the lease terms which may be proposed or agreed.
- (e) The buyer is to indemnify the seller against all claims arising from the lease after actual completion; this includes claims which are unenforceable against a buyer for want of registration.
- (f) The seller takes no responsibility for what rent is lawfully recoverable, nor for whether or how any legislation affects the lease.
- (g) If the let land is not wholly within the property, the seller may apportion the rent.
- 4. TITLE AND TRANSFER**
- 4.1 Proof of title**
- 4.1.1** Without cost to the buyer, the seller is to provide the buyer with proof of the title to the property and of his ability to transfer it, or to procure its transfer.
- 4.1.2** Where the property has a registered title the proof is to include official copies of the items referred to in rules 134(1)(a) and (b) and 135(1)(a) of the Land Registration Rules 2003, so far as they are not to be discharged or overridden at or before completion.
- 4.1.3** Where the property has an unregistered title, the proof is to include:
- (a) an abstract of title or an epitome of title with photocopies of the documents, and
- (b) production of every document or an abstract, epitome or copy of it with an original marking by a conveyancer either against the original or an examined abstract or an examined copy.
- 4.2 Requisitions**
- The buyer may not raise requisitions:
- (a) on any title shown by the seller before the contract was made
- (b) in relation to the matters covered by condition 3.1.2.
- 4.2.2** Notwithstanding condition 4.2.1, the buyer may, within six working days of a matter coming to his attention after the contract was made, raise written requisitions on that matter. In that event, steps 3 and 4 in condition 4.3.1 apply.
- 4.2.3** On the expiry of the relevant time limit under condition 4.2.2 or condition 4.3.1, the buyer loses his right to raise requisitions or to make observations.
- 4.3 Timetable**
- 4.3.1** Subject to condition 4.2 and to the extent that the seller did not take the steps described in condition 4.1.1 before the contract was made, the following are the steps for deducing and investigating the title to the property to be taken within the following time limits:
- | Step | Time Limit |
|--|---|
| 1. The seller is to comply with condition 4.1.1 | Immediately after making the contract |
| 2. The buyer may raise written requisitions | Six working days after either the date of the contract or the date of delivery of the seller's evidence of title on which the requisitions are raised, whichever is the later |
| 3. The seller is to reply in writing to any requisitions raised | Four working days after receiving the requisitions |
| 4. The buyer may make written observations on the seller's replies | Three working days after receiving the replies |
- The time limit on the buyer's right to raise requisitions applies even where the seller supplies incomplete evidence of his title, but the buyer may, within six working days from delivery of any further evidence, raise further requisitions resulting from that evidence.
- 4.3.2** The parties are to take the following steps to prepare and agree the transfer of the property within the following time limits:
- | Step | Time Limit |
|---|--|
| A. The buyer is to send the seller a draft transfer | At least twelve working days before completion date |
| B. The seller is to approve or revise that draft and either return it or retain it for use as the actual transfer | Four working days after delivery of the draft transfer |
| C. If the draft is returned the buyer is to send an engrossment to the seller | At least five working days before completion date |
- 4.3.3** Periods of time under conditions 4.3.1 and 4.3.2 may run concurrently.
- 4.3.4** If the period between the date of the contract and completion date is less than 15 working days, the time limits in conditions 4.2.2, 4.3.1 and 4.3.2 are to be reduced by the same proportion as that period bears to the period of 15 working days. Fractions of a working day are to be rounded down except that the time limit to perform any step is not to be less than one working day.
- 4.4 Defining the property**
- The seller need not:
- (a) prove the exact boundaries of the property
- (b) prove who owns fences, ditches, hedges or walls
- (c) separately identify parts of the property with different titles further than he may be able to do from information in his possession.
- 4.5 Rents and rentcharges**
- The fact that a rent or rentcharge, whether payable or receivable by the owner of the property, has been, or will on completion be, informally apportioned is not to be regarded as a defect in title.
- 4.6 Transfer**
- 4.6.1** The buyer does not prejudice his right to raise requisitions, or to require replies to any raised, by taking any steps in relation to preparing or agreeing the transfer.
- 4.6.2** Subject to condition 4.6.3, the seller is to transfer the property with full title guarantee.

- 4.6.3 The transfer is to have effect as if the disposition is expressly made subject to all matters covered by condition 3.1.2 and, if the property is leasehold, is to contain a statement that the covenants set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 will not extend to any breach of the tenant's covenants in the lease relating to the physical state of the property.
- 4.6.4 If after completion the seller will remain bound by any obligation affecting the property which was disclosed to the buyer before the contract was made, but the law does not imply any covenant by the buyer to indemnify the seller against liability for future breaches of it:
- (a) the buyer is to covenant in the transfer to indemnify the seller against liability for any future breach of the obligation and to perform it from then on, and
 - (b) if required by the seller, the buyer is to execute and deliver to the seller on completion a duplicate transfer prepared by the buyer.
- 4.6.5 The seller is to arrange at his expense that, in relation to every document of title which the buyer does not receive on completion, the buyer is to have the benefit of:
- (a) a written acknowledgement of his right to its production, and
 - (b) a written undertaking for its safe custody (except while it is held by a mortgagee or by someone in a fiduciary capacity).
- 4.7 **Membership of company**
Where the seller is, or is required to be, a member of a company that has an interest in the property or has management responsibilities for the property or the surrounding areas, the seller is, without cost to the buyer, to provide such documents on completion as will enable the buyer to become a member of that company.
- 5. RISK, INSURANCE AND OCCUPATION PENDING COMPLETION**
- 5.1.1 The property is at the risk of the buyer from the date of the contract.
- 5.1.2 The seller is under no obligation to the buyer to insure the property unless:
- (a) the contract provides that a policy effected by or for the seller and insuring the property or any part of it against liability for loss or damage is to continue in force, or
 - (b) the property or any part of it is let on terms under which the seller (whether as landlord or as tenant) is obliged to insure against loss or damage.
- 5.1.3 If the seller is obliged to insure the property under condition 5.1.2, the seller is to:
- (a) do everything necessary to maintain the policy
 - (b) permit the buyer to inspect the policy or evidence of its terms
 - (c) if before completion the property suffers loss or damage:
 - (i) pay to the buyer on completion the amount of the policy monies which the seller has received, so far as not applied in repairing or reinstating the property, and
 - (ii) if no final payment has then been received, assign to the buyer, at the buyer's expense, all rights to claim under the policy in such form as the buyer reasonably requires and pending execution of the assignment hold any policy monies received in trust for the buyer
 - (d) cancel the policy on completion.
- 5.1.4 Where the property is leasehold and the property, or any building containing it, is insured by a reversioner or other third party, the seller is to use reasonable efforts to ensure that the insurance is maintained until completion and if, before completion, the property or building suffers loss or damage the seller is to assign to the buyer on completion, at the buyer's expense, such rights as the seller may have in the policy monies, in such form as the buyer reasonably requires.
- 5.1.5 If payment under a policy effected by or for the buyer is reduced, because the property is covered against loss or damage by an insurance policy effected by or on behalf of the seller, then, unless the seller is obliged to insure the property under condition 5.1.2, the purchase price is to be abated by the amount of that reduction.
- 5.1.6 Section 47 of the Law of Property Act 1925 does not apply.
- 5.2. Occupation by buyer**
- 5.2.1 If the buyer is not already lawfully in the property, and the seller agrees to let him into occupation, the buyer occupies on the following terms.
- 5.2.2 The buyer is a licensee and not a tenant. The terms of the licence are that the buyer:
- (a) cannot transfer it
 - (b) may permit members of his household to occupy the property
 - (c) is to pay or indemnify the seller against all outgoings and other expenses in respect of the property
 - (d) is to pay the seller a fee calculated at the contract rate on a sum equal to the purchase price (less any deposit paid) for the period of the licence
 - (e) is entitled to any rents and profits from any part of the property which he does not occupy
 - (f) is to keep the property in as good a state of repair as it was in when he went into occupation (except for fair wear and tear) and is not to alter it
 - (g) if the property is leasehold, is not to do anything which puts the seller in breach of his obligations in the lease, and
 - (h) is to quit the property when the licence ends.
- 5.2.3 The buyer is not in occupation for the purposes of this condition if he merely exercises rights of access given solely to do work agreed by the seller.
- 5.2.4 The buyer's licence ends on the earliest of: completion date, rescission of the contract or when five working days' notice given by one party to the other takes effect.
- 5.2.5 If the buyer is in occupation of the property after his licence has come to an end and the contract is subsequently completed he is to pay the seller compensation for his continued occupation calculated at the same rate as the fee mentioned in condition 5.2.2(d).
- 5.2.6 The buyer's right to raise requisitions is unaffected.
- 6. COMPLETION**
- 6.1. Date**
- 6.1.1 Completion date is twenty working days after the date of the contract but time is not of the essence of the contract unless a notice to complete has been served.
- 6.1.2 If the money due on completion is received after 2.00pm, completion is to be treated, for the purposes only of conditions 6.3 and 7.2, as taking place on the next working day as a result of the buyer's default.
- 6.1.3 Condition 6.1.2 does not apply and the seller is treated as in default if:
- (a) the sale is with vacant possession of the property or any part of it, and
 - (b) the buyer is ready, able and willing to complete but does not pay the money due on completion until after 2.00pm because the seller has not vacated the property or that part by that time.
- 6.2. Arrangements and place**
- 6.2.1 The buyer's conveyancer and the seller's conveyancer are to co-operate in agreeing arrangements for completing the contract.
- 6.2.2 Completion is to take place in England and Wales, either at the seller's conveyancer's office or at some other place which the seller reasonably specifies.
- 6.3. Apportionments**
- 6.3.1 On evidence of proper payment being made, income and outgoings of the property are to be apportioned between the parties so far as the change of ownership on completion will affect entitlement to receive or liability to pay them.
- 6.3.2 If the whole property is sold with vacant possession or the seller exercises his option in condition 7.2.4, apportionment is to be made with effect from the date of actual completion; otherwise, it is to be made from completion date.
- 6.3.3 In apportioning any sum, it is to be assumed that the seller owns the property until the end of the day from which apportionment is made and that the sum accrues from day to day at the rate at which it is payable on that day.
- 6.3.4 For the purpose of apportioning income and outgoings, it is to be assumed that they accrue at an equal daily rate throughout the year.
- 6.3.5 When a sum to be apportioned is not known or easily ascertainable at completion, a provisional apportionment is to be made according to the best estimate available. As soon as the amount is known, a final apportionment is to be made and notified to the other party. Any resulting balance is to be paid no more than ten working days later, and if not then paid the balance is to bear interest at the contract rate from then until payment.
- 6.3.6 Compensation payable under condition 5.2.5 is not to be apportioned.
- 6.4. Amount payable**
The amount payable by the buyer on completion is the purchase price and the contents price (less any deposit already paid to the seller or his agent) adjusted to take account of:
- (a) apportionments made under condition 6.3
 - (b) any compensation to be paid or allowed under condition 7.2
 - (c) any sum payable under condition 5.1.3.

- 6.5. Title deeds**
As soon as the buyer has complied with all his obligations under this contract on completion the seller must hand over the documents of title.
- 6.5.2 Condition 6.5.1 does not apply to any documents of title relating to land being retained by the seller after completion.
- 6.6. Rent receipts**
The buyer is to assume that whoever gave any receipt for a payment of rent or service charge which the seller produces was the person or the agent of the person then entitled to that rent or service charge.
- 6.7. Means of payment**
The buyer is to pay the money due on completion by a direct transfer of cleared funds from an account held in the name of a conveyancer at a clearing bank and, if appropriate, an unconditional release of a deposit held by a stakeholder.
- 6.8. Notice to complete**
- 6.8.1 At any time after the time applicable under condition 6.1.2 on completion date, a party who is ready, able and willing to complete may give the other a notice to complete.
- 6.8.2 The parties are to complete the contract within ten working days of giving a notice to complete, excluding the day on which the notice is given. For this purpose, time is of the essence of the contract.
- 6.8.3 On receipt of a notice to complete:
- (a) if the buyer paid no deposit, he is forthwith to pay a deposit of 10 per cent
 - (b) if the buyer paid a deposit of less than 10 per cent, he is forthwith to pay a further deposit equal to the balance of that 10 per cent.
- 7. REMEDIES**
- 7.1. Errors and omissions**
- 7.1.1 If any plan or statement in the contract, or in the negotiations leading to it, is or was misleading or inaccurate due to an error or omission by the seller, the remedies available to the buyer are as follows.
- (a) When there is a material difference between the description or value of the property, or of any of the contents included in the contract, as represented and as it is, the buyer is entitled to damages.
 - (b) An error or omission only entitles the buyer to rescind the contract:
 - (i) where it results from fraud or recklessness, or
 - (ii) where he would be obliged, to his prejudice, to accept property differing substantially (in quantity, quality or tenure) from what the error or omission had led him to expect.
- 7.1.2 If either party rescinds the contract:
- (a) unless the rescission is a result of the buyer's breach of contract the deposit is to be repaid to the buyer with accrued interest
 - (b) the buyer is to return any documents he received from the seller and is to cancel any registration of the contract.
- 7.2. Late completion**
- 7.2.1 If there is default by either or both of the parties in performing their obligations under the contract and completion is delayed, the party whose total period of default is the greater is to pay compensation to the other party.
- 7.2.2 Compensation is calculated at the contract rate on an amount equal to the purchase price, less (where the buyer is the paying party) any deposit paid, for the period by which the paying party's default exceeds that of the receiving party, or, if shorter, the period between completion date and actual completion.
- 7.2.3 Any claim for loss resulting from delayed completion is to be reduced by any compensation paid under this contract.
- 7.2.4 Where the buyer holds the property as tenant of the seller and completion is delayed, the seller may give notice to the buyer, before the date of actual completion, that he intends to take the net income from the property until completion. If he does so, he cannot claim compensation under condition 7.2.1 as well.
- 7.3. After completion**
Completion does not cancel liability to perform any outstanding obligation under this contract.
- 7.4. Buyer's failure to comply with notice to complete**
- 7.4.1 If the buyer fails to complete in accordance with a notice to complete, the following terms apply.
- 7.4.2 The seller may rescind the contract, and if he does so:
- (a) he may:
 - (i) forfeit and keep any deposit and accrued interest
 - (ii) resell the property and any contents included in the contract
 - (iii) claim damages
 - (b) the buyer is to return any documents he received from the seller and is to cancel any registration of the contract.
- 7.4.3 The seller retains his other rights and remedies.
- 7.5. Seller's failure to comply with notice to complete**
- 7.5.1 If the seller fails to complete in accordance with a notice to complete, the following terms apply.
- 7.5.2 The buyer may rescind the contract, and if he does so:
- (a) the deposit is to be repaid to the buyer with accrued interest
 - (b) the buyer is to return any documents he received from the seller and is, at the seller's expense, to cancel any registration of the contract.
- 7.5.3 The buyer retains his other rights and remedies.
- 8. LEASEHOLD PROPERTY**
- 8.1. Existing leases**
The following provisions apply to a sale of leasehold land.
- 8.1.1 The seller having provided the buyer with copies of the documents embodying the lease terms, the buyer is treated as entering into the contract knowing and fully accepting those terms.
- 8.2 **New leases**
The following provisions apply to a contract to grant a new lease.
- 8.2.1 The conditions apply so that:
- 8.2.2 'seller' means the proposed landlord
'buyer' means the proposed tenant
'purchase price' means the premium to be paid on the grant of a lease.
- 8.2.3 The lease is to be in the form of the draft attached to the contract.
- 8.2.4 If the term of the new lease will exceed seven years, the seller is to deduce a title which will enable the buyer to register the lease at the Land Registry with an absolute title.
- 8.2.5 The seller is to engross the lease and a counterpart of it and is to send the counterpart to the buyer at least five working days before completion date.
- 8.2.6 The buyer is to execute the counterpart and deliver it to the seller on completion.
- 8.3. Consent**
- 8.3.1 (a) The following provisions apply if a consent to let, assign or sub-let is required to complete the contract
(b) In this condition 'consent' means consent in the form which satisfies the requirement to obtain it.
- 8.3.2 (a) The seller is to apply for the consent at his expense, and to use all reasonable efforts to obtain it.
(b) The buyer is to provide all information and references reasonably required.
- 8.3.3 Unless he is in breach of his obligation under condition 8.3.2, either party may rescind the contract by notice to the other party if three working days before completion date (or before a later date on which the parties have agreed to complete the contract):
- (a) the consent has not been given, or
 - (b) the consent has been given subject to a condition to which a party reasonably objects. In that case, neither party is to be treated as in breach of contract and condition 7.1.2 applies.
- 9. CONTENTS**
The following provisions apply to any contents which are included in the contract, whether or not a separate price is to be paid for them.
- 9.1 The contract takes effect as a contract for sale of goods.
- 9.2 The buyer takes the contents in the physical state they are in at the date of the contract.
- 9.3 Ownership of the contents passes to the buyer on actual completion.

[illegible]

Seller's conveyancer's name: Jennifer Horton
Harrisons Solicitors LLP 30 Broad Street
Welshpool Powys SY21 7RR
E-mail address:*

Buyer's conveyancer's name:

E-mail address:*

*Adding an e-mail address authorises service by e-mail see condition 1.3.3(b)

Standard Conditions of Sale

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SCS1



The Law Society © 2018

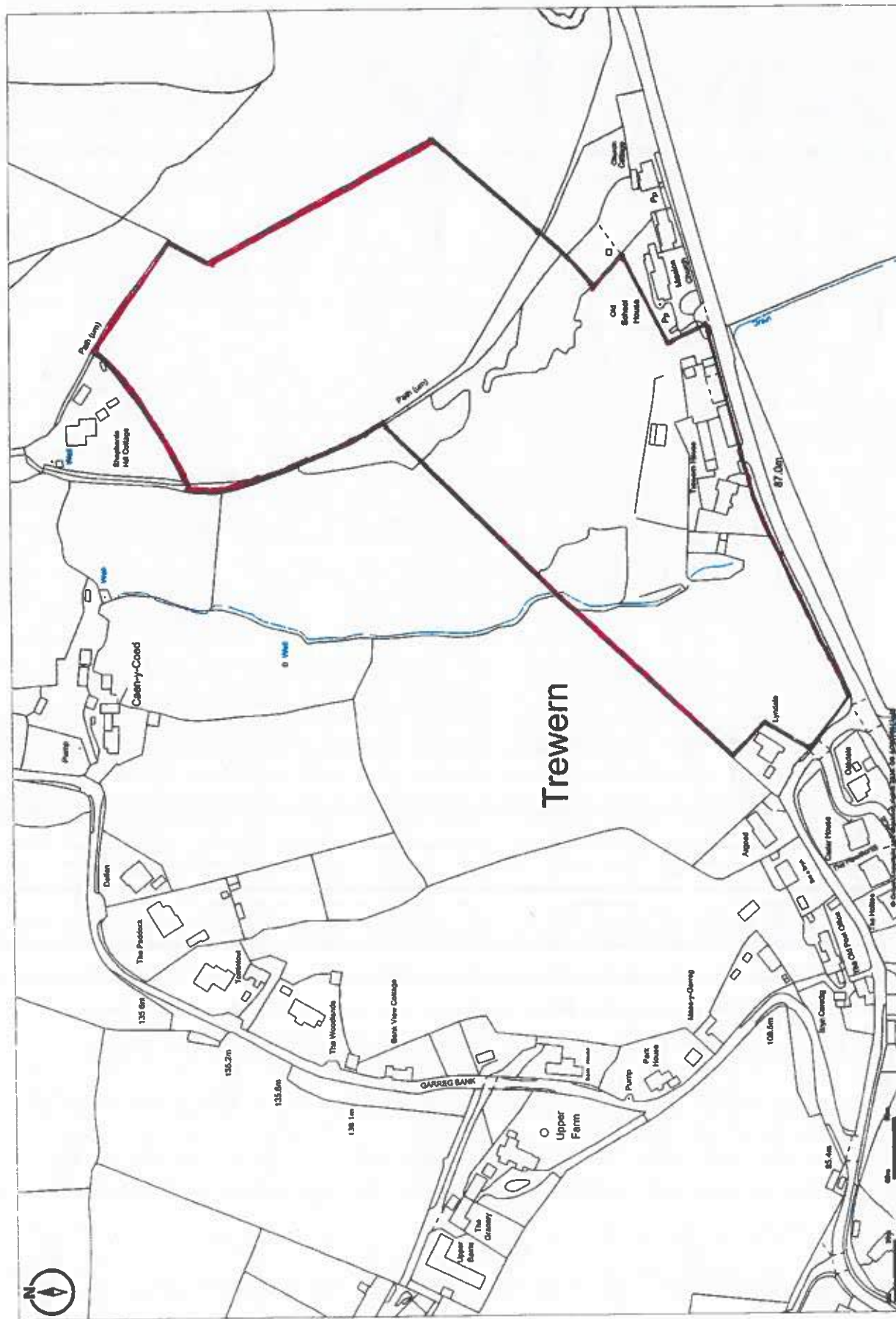
Rider

9. The Sellers title to the Property has been deduced to the Buyers Conveyancer before the date of this contract.
10. The Buyer is deemed to have full knowledge of the title and their Conveyancer is not entitled to raise any objection, enquiry or requisition in relation to it after the exchange of contracts.
11. With effect from exchange of this Contract, the Property is at the Buyers risk and the Seller is under no obligation to the Buyer to insure the Property
12. No damage to or destruction of the Property nor any deterioration in its condition, however, caused, shall entitle the Buyer either to any reduction of the Purchase Price or to refuse to complete or to delay completion.
13. Condition 2.3.6 of the Standard Conditions of Sale shall not apply. On the date of this Contract the Buyer will pay the deposit to the Seller's Conveyancer as agent by electronic payment. Electronic payment means in same day cleared funds from an account held in the name of the Buyer's Conveyancer at a clearing bank to an account in the name of the Seller's Conveyancer. If the deposit is not received by the Seller's Conveyancer on the date of this Contract interest will be payable at the Law Society Rate from the date of this Contract until it is received by the Seller's Conveyancer.
14. The Buyers premium is calculated at 1.2% (including VAT) of the purchase price.
15. Within 7 days of the date of this agreement the Buyers Conveyancer shall provide the Sellers Conveyancer with satisfactory evidence of the source of funds used to pay the Deposit.
16. The Buyer shall pay the sum of £555.68 (inclusive of VAT) to the Sellers Conveyancer on completion in payment of search fees incurred by the Seller
17. The Buyer agrees that completion can only be deemed to take place once the Sellers Conveyancer is in full receipt of all monies due from the Buyer (Deposit, Buyers premium, search fees and balance sale monies) in cleared funds.
18. The Transfer shall contain a covenant to observe and perform the covenants and conditions contained in the property and charges registers and the Buyer will indemnify the Seller against all actions, proceedings, damages, costs, expenses and

claims in relation to any future breach or non-observance or non-performance of those covenants and conditions.

19. Completion shall take place 28 days after the Contract Date (being the date of the auction) or earlier on such date as the Seller and the Buyer may agree in writing. Time shall be of the essence in respect of the completion date.

Lot 1





Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
CYM920102

Edition date / Dyddiad yr
argraffiad 21.01.2026

- This official copy shows the entries on the register of title on 11 Sep 2026 at 12:25:05.
- 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 11 Sep 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 11 Medi 2026 am 12:25:05.
- Rhaid dyfynnu'r dyddiad hwn fel y "dyddiad y chwilir ohono" mewn unrhyw gais am chwiliad swyddogol sy'n seiliedig ar y copi hwn.
- Y dyddiad ar ddechrau cofnod yw'r dyddiad y gwnaethpwyd y cofnod yn y gofrestr.
- Cyhoeddwyd ar 11 Medi 2026.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- Gweinyddir y teitl hwn gan Gofrestrfa Tir EF Swyddfa Cymru.

A: Property Register / Cofrestr Eiddo

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

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

POWYS

- 1 (21.01.2026) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Trewern House, Trewern, Welshpool (SY21 8EF).
- 2 (21.01.2026) The mines and minerals together with ancillary powers of working are excepted.

B: Proprietorship Register / Cofrestr Perchnogaeth

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

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

Title absolute/Teitl llwyr

B: Proprietorship Register continued / Parhad o'r gofrestr perchnogaeth

- 1 (21.01.2026) PROPRIETOR: GWYNETH ANN TREVOR-JONES and WYNN TREVOR-JONES of Trewern House, Trewern, Welshpool SY21 8EF.
- 2 (21.01.2026) The value stated as at 21 January 2026 was £500,000.

C: Charges Register / Cofrestr Arwystlon

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

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

- 1 (21.01.2026) The title is subject to any rights that are granted by a Deed dated 31 December 1957 made between (1) Margaret Ellen Evans (2) Jane Turner and (3) Hilary Dorsett Owen and affect the registered land.

NOTE: Copy filed.

- 2 (21.01.2026) The title is subject to any rights that are granted by a Deed dated 21 August 1967 made between (1) Jane Turner and (2) Eric Sorrill and affect the registered land.

NOTE: Copy filed.

- 3 (21.01.2026) REGISTERED CHARGE dated 9 December 2025.

- 4 (21.01.2026) Proprietor: GWYNETH ANN TREVOR-JONES of Trewern House, Trewern, Welshpool SY21 8EF trustees of the Dorothy Ava Humphreys will trust and WYNN TREVOR-JONES of Trewern House, Trewern, Welshpool SY21 8EF trustees of the Dorothy Ava Humphreys will trust.

End of register / Diwedd y gofrestr

These are the notes referred to on the following official copy

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

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

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

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

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

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 HM Land Registry.

Anfonwyd y copi swyddogol hwn yn electronig a phan gaiff ei argraffu ni fydd wrth raddfa. Gallwch gael copi swyddogol papur trwy archebu un o Gofrestrfa Tir EF.

This official copy is issued on 11 September 2026 shows the state of this title plan on 11 September 2026 at 12:25:05. 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. This title is dealt with by the HM Land Registry, Wales Office .

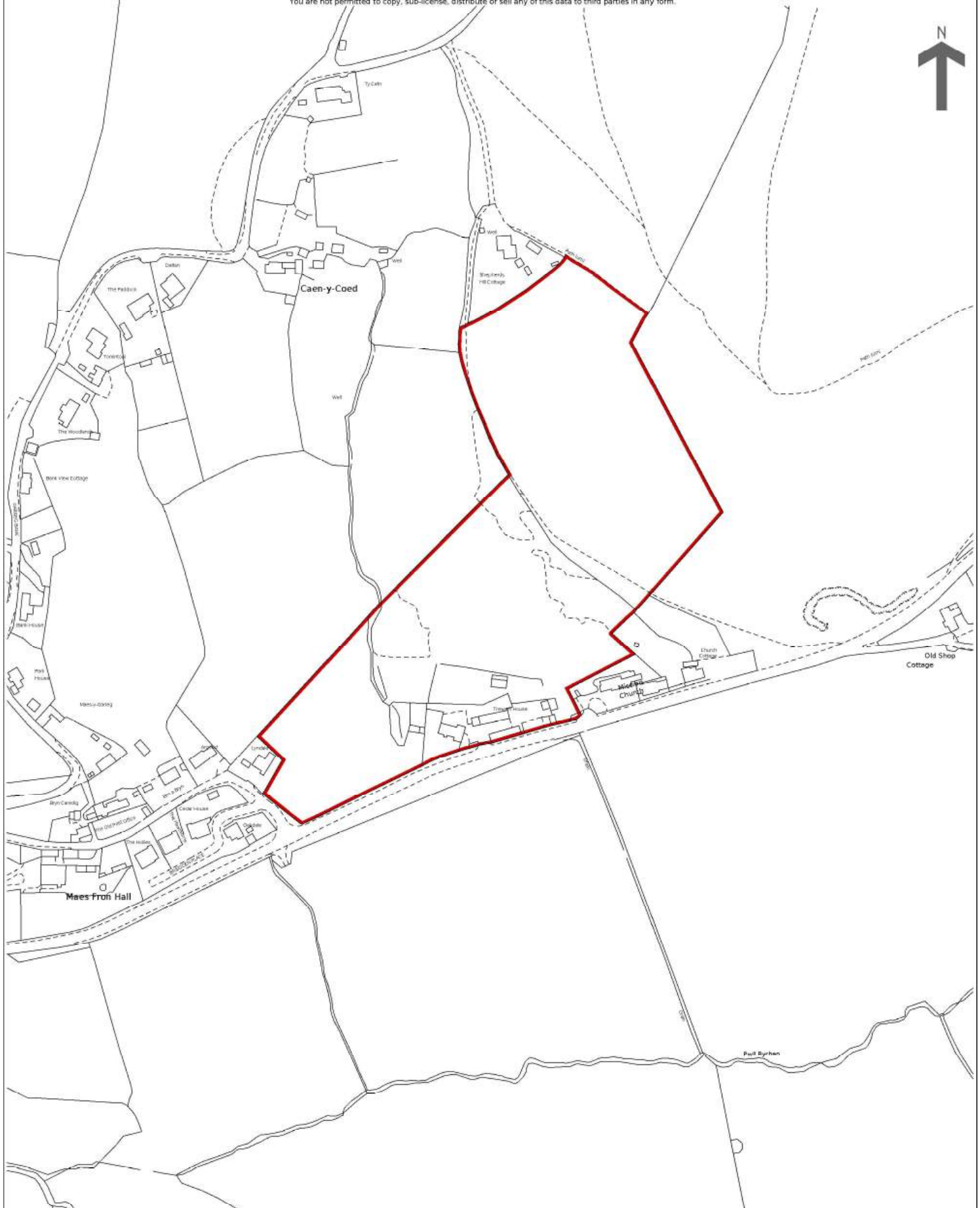
Mae'r copi swyddogol hwn a gyhoeddir ar 11 Medi 2026 yn dangos sefyllfa'r cynllun teitl hwn ar 11 Medi 2026 am 12:25:05. Mae'n dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol (adran 67 Deddf Cofrestru Tir 2002). Mae'r cynllun teitl hwn yn dangos safle cyffredinol, nid union linell, y terfynau. Gall fod gwyriadau yn y raddfa. Mae'n bosibl na fydd mesuriadau wedi eu graddio o'r cynllun hwn yn cyfateb â mesuriadau rhwng yr un pwyntiau ar y llawr. Gweinyddir y teitl hwn gan Gofrestrfa Tir EF Swyddfa Cymru.

HM Land Registry
Official copy of
title plan

Title number **CYM920102**
Ordnance Survey map reference **SJ2811NW**
Scale **1:2500**
Administrative area **Powys**



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THIS DEED OF GRANT is made the *thirtyfirst* day of *December* One thousand nine hundred and fifty-seven BETWEEN MARGARET ELLEN EVANS of Lyndale Trewern near Welshpool in the County of Montgomery Married Woman (hereinafter called "the Grantor") of the first part JANE TURNER of Trewern House Trewern aforesaid Spinster of the second part and HILARY DORSETT OWEN C.M.G. of Maes Fron Trewern near Welshpool aforesaid a Captain (retired) in the Royal Navy (hereinafter called "the Grantee") of the third part _____

WHEREAS :-

(1) The Grantor and the said Jane Turner are the respective estate owners in respect of the fee simple of the properties known as Lyndale and Trewern House Farm Trewern aforesaid more particularly delineated and coloured pink as to Lyndale and blue as to part of Trewern House Farm on the plan annexed hereto _____

(2) The Grantor and the said Jane Turner have agreed with the Grantee to grant to him the rights hereinafter mentioned for the payment to the Grantor by the Grantee of the sum of Eleven pounds _____

NOW THIS DEED made in pursuance of the said agreement WITNESSETH as follows :-

1. IN CONSIDERATION of the sum of Eleven pounds now paid by the Grantee to the Grantor with the consent of the said Jane Turner (the receipt whereof the Grantor hereby acknowledges) the Grantor and the said Jane Turner as BENEFICIAL OWNERS of their respective parts hereby grant unto the Grantee full and free right and liberty to take a supply of water for all purposes through the pipe leading from the water main on the south side of the main road from Shrewsbury to Welshpool to Lyndale aforesaid and from Lyndale through the pipe which runs north from Lyndale into enclosure numbered Part 345 the property of the Grantee TOGETHER WITH the right for the Grantee and his successors in title to enter upon the property of the Grantor and the said Jane Turner for the purpose of inspecting repairing maintaining and renewing the said pipes the Grantee doing no unnecessary damage and paying to the Grantor and the said Jane Turner ^{reasonable compensation} for any damage thereby caused TO HOLD the same unto the Grantee in fee simple _____

2. IT IS HEREBY mutually covenanted and agreed between the said parties hereto that the Grantor and the Grantee shall each be responsible for one half share of the cost of maintaining the pipe which leads from the said council water main to the stop-tap at the back door on the east side of Lyndale _____

3. THE GRANTEE hereby covenants with the Grantor that he will maintain the pipe which runs from the stop-tap by the back door of Lyndale aforesaid into the field immediately to the north of Lyndale _____

4. THE GRANTOR and the said Jane Turner hereby respectively acknowledge the right of the Grantee to the production of the documents mentioned in the first and second

parts of the schedule hereto (the possession of which is retained by them) and to delivery of copies thereof and hereby undertake with the Grantee for the safe custody thereof

5. IT IS HEREBY DECLARED AND CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of Three thousand five hundred pounds

IN WITNESS whereof the said parties hereto have hereunto set their respective hands and seals the day and seals the day and year first before written

THE SCHEDULE hereinbefore referred to.

FIRST PART

13th September 1948

CONVEYANCE made between Sarah Annie Turner Evan Chapman and Thomas Herbert Greenwood of the one part and the Grantor of the other part

26th May 1952

DEED OF GIFT made between the said Jane Turner of the one part and the Grantor of the other part

SECOND PART

10th May 1952

ASSENT made by the said Evan Chapman and Thomas Herbert Greenwood in favour of the said Jane Turner

SIGNED SEALED AND DELIVERED by the within
named MARGARET ELLEN EVANS in the presence
of :-

SIGNED SEALED AND DELIVERED by the within
named JANE TURNER in the presence of :-

SIGNED SEALED AND DELIVERED by the within
named HILARY DORSETT OWEN in the presence
of :-

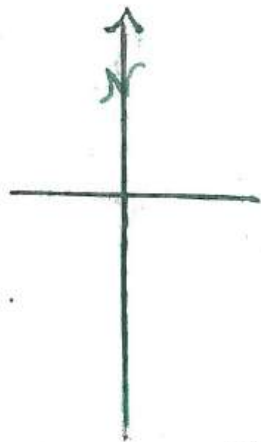
Witness Name *G. M. Wood.*

Address *Mass. Iron.
Town.*

Occupation *Housekeeper.*

H. D. Owen

THE PLAN REFERRED TO:-



Pt 345
14.800

NEW
SEPTIC
PIPE

Lyndale
318
OLD
SEPTIC
PIPE

water pipes

To Treva

Maesfron

Water
Main

From
Welshpool

Scale 1:2500

DATED 31st December 1957.

MRS. MARGARET ELLEN EVANS
AND ANOTHER

-to-

CAPTAIN HILARY DORSETT OWEN R.N.
C.M.G.

Duplicate

DEED OF GRANT

1/10
1/11



vacu *DS 10/1/5/5/5*
THIS DEED is made the *Twenty first* day of *August*
the thousand Nine hundred and Sixty-seven BETWEEN JANE TURNER of Trewern
House Trewern in the County of Montgomery Spinster (hereinafter called
"the Grantor") of the one part and ERIC SORRELL of Edmond Hall Newport
in the County of Salop Schoolmaster (hereinafter called "the Grantee")
of the other part _____

WHEREAS:

- (1) The Grantor is seised in fee simple in possession free from incumbrances of the land edged blue on the plan hereto attached _____
- (2) The Grantee in his capacity as Personal Representative of Margaret Ellen Evans deceased is seised in fee simple in possession free from incumbrances of the land and messuage which are edged with red on the said plan and known as Lyndale Trewern aforesaid _____
- (3) The drainage from Lyndale has for many years been disposed of on the land of the Grantor by means of the line of pipes and septic tank constructed on the land of the Grantor and shown on the said plan coloured green and the water has been supplied to Lyndale through the line of pipes shown coloured brown and the Grantor has agreed to grant to the Grantee such rights as are hereinafter contained _____

NOW THIS DEED WITNESSETH that in consideration of the premises the Grantor as beneficial owner hereby grants unto the Grantee full right and liberty for the Grantee and his successors in title the owners and occupiers of the property known as Lyndale aforesaid shown on the said plan and thereon edged with red and his and their respective servants and licensees of using the said line of pipes and septic tank coloured green for the passage and disposal of sewage water and soil from the said property edged with red on the said plan and the line of pipes shown coloured brown for the

S/Burn 58

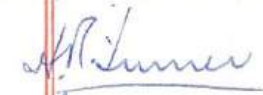
passage of water to the said property AND for that purpose of forever hereafter repairing and maintaining the said lines of pipes and septic tank as may be reasonable and proper in that behalf making good nevertheless at his own expense all damage or disturbance which may be caused to the surface of the said piece of land edged blue on the said plan in relation to such repairs or maintenance together with the right for the purpose of repairing and maintaining such lines of pipes and septic tank as aforesaid but not for any other purpose whatsoever to enter upon the said land coloured blue on the said plan TO HOLD the same unto the Grantee in fee simple _____

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first above written _____

SIGNED SEALED and DELIVERED by the said)

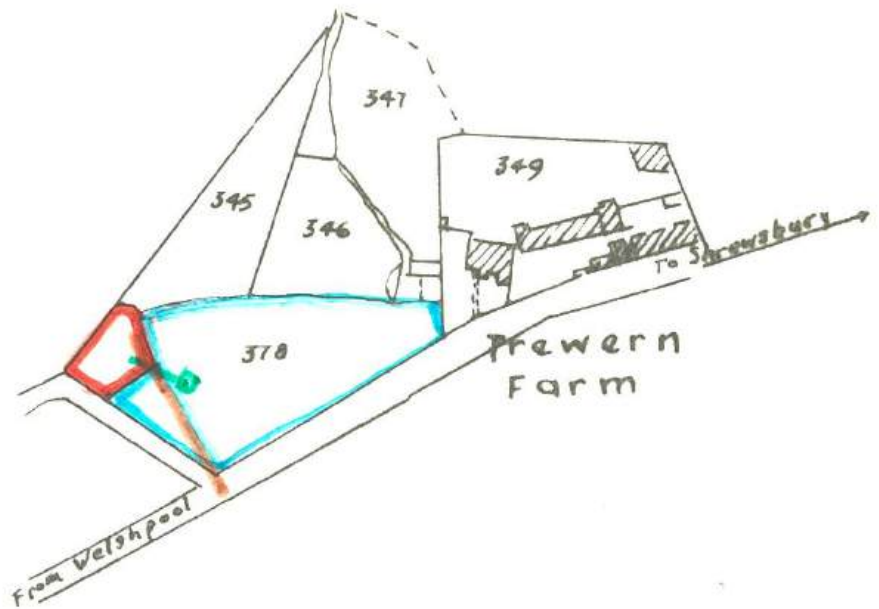
Eric Scovill in the presence of:-




Legal Executive with G. R. & Co.
Solicitors, Birmingham

PLAN

REFERRED TO



Q
DATED

21st August

1967

MISS J. TURNER

and

E. SORRILL, ESQ..

DUPLICATE
GRANT

-of-

a Right of Drainage & Water Supply at Lyndal
Trewern in the County of Montgomery.

Wade
Luns

Official Local Authority Search (CON29R + LLC1)



Search Details

Prepared for: Harrisons Solicitors
Matter: 018794-0004
Client address: 30 Broad Street, WELSHPOOL, SY21 7RR

Property:
Trewern House, Trewern, Trewern, Y Trallwng, SY21 8EF

Local Authority:
Powys County Council
Neuadd Maldwyn, Severn Road, Welshpool, SY21 7AS

Date Returned:
27/08/2026

Property type:
Residential

This search was compiled by the Local Authority above and provided by InfoTrack Ltd - t: 0207 186 8090, e: helpdesk@infotrack.co.uk. This search is subject to terms and conditions issued by InfoTrack which can be viewed at www.infotrack.co.uk or supplied on request. This search is also subject to terms and conditions issued by the Local Authority, available on request. InfoTrack are registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code. Visit www.propertycodes.org.uk for more information.



InfoTrack UK Limited, Level 11, 91 Waterloo Road, London, SE1 8RT
T: 0207 186 8090 E: helpdesk@infotrack.co.uk

Applicant Name: Info Track

Applicant Address:

Applicant Reference: ITK0000128815800

REGISTER OF LOCAL LAND CHARGES

OFFICIAL CERTIFICATE OF SEARCH

Search Reference: LC/2026/01434

NLIS Reference:

Date: 27/08/2026

Official Search required in all parts of the Register of Local Land Charges for subsisting registrations against the land described and the plan submitted.

Address:

TREWERN HOUSE, TREWERN, WELSHPOOL, SY21 8EF

It is hereby certified that the search requested above reveals the 5 registrations described in the Schedule(s) hereto up to and including the date of this certificate.

Signed:



D C Jones

Solicitor to the Council

On behalf of POWYS COUNTY COUNCIL

Part 3 – Planning Charges

Description of Charge (including reference to appropriate statutory provision)	Originating Authority	Place where documents may be inspected	Date of Registration
Site Address: TREWERN HOUSE TREWERN Proposal: LISTED BUILDING CONSENT FOR DEMOLITION OF WESTERN END OF BARN. Decision: (LBCC) LISTED BUILDING CONDITIONAL CONSENT Decision Date: 06/09/1985 Reference: M13238	Montgomeryshire District Council	Powys County Council, County Hall, Spa Road East, Llandrindod Wells, LD1 5LG	06/09/1985
Site Address: TREWERN HOUSE TREWERN Proposal: OUTLINE APPLICATION FOR AGRICULTURAL BUILDING. Decision: (CC) CONDITIONAL CONSENT Decision Date: 06/06/1980 Reference: M7842	Montgomeryshire District Council	Powys County Council, County Hall, Spa Road East, Llandrindod Wells, LD1 5LG	06/06/1980

Part 4 – Miscellaneous Charges

Description of Charge (including reference to appropriate statutory provision)	Originating Authority	Place where documents may be inspected	Date of Registration
Site Address: MOEL Y GOLFA MIDDLETOWN MOEL Y GOLFA, MIDDLETOWN Site of Special Scientific Interest Notified under Section 28 (II) of the Wildlife & Countryside Act 1981. (As Amended) Reference: SSSI78	Countryside Council for Wales	Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH	17/06/1994

Part 10 – Listed Buildings Charges

Description of Charge (including reference to appropriate statutory provision)	Originating Authority	Place where documents may be inspected	Date of Registration
Site Address: TREWERN HOUSE, TREWERN TREWERN HOUSE, TREWERN Also known as Trewern Farmhouse (South) Grade II* Listed Building CADW Record No:62/H/9[8] Date Listed :11th March 1981 Amended :24th January 1995 Reference: T/WERN HOUSE	Powys County Council	Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH	09/08/1995
Site Address: BARN TO EAST OF TREWERN HOUSE, TREWERN BARN TO EAST OF TREWERN HOUSE, TREWERN Grade II Listed Building CADW Record No:62/H/10[8] Date Listed :11th March 1981 Amended :24th January 1995 Reference: T/WERN HOUSE 2	Powys County Council	Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH	09/08/1995

Applicant Name: Info Track

Applicant Address:

Applicant Reference: ITK0000128815800

**CON 29 ENQUIRIES
OF LOCAL AUTHORITY (2019 Edition)**

Search Reference: LC/2026/01434

NLIS Reference:

Date: 27/08/2026

Address:

TREWERN HOUSE, TREWERN, WELSHPOOL, SY21 8EF

Other Roads etc:

I refer to your Standard Enquiries relating to the above property. These replies relate to that property as shown on the location plan where supplied. The replies are given subject to the Notes to the Standard Enquiries.

All correspondence relating to these answers should quote the official Search Reference.

Signed:

A handwritten signature in black ink, appearing to be "D C Jones".

D C Jones

Solicitor to the Council

On behalf of POWYS COUNTY COUNCIL

STANDARD ENQUIRIES OF A LOCAL AUTHORITY

Question 1.1. Planning and building decisions and pending applications.

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

(a) a planning permission

1.1.(a) Planning Application Ref: M7842
Proposal: OUTLINE APPLICATION FOR AGRICULTURAL BUILDING.
Decision: Approve with Conditions on 06/06/1980
TREWERN HOUSE TREWERN

Planning Application Ref: M1242
Proposal: PRIVATE GARAGE AND STORE.
Decision: Approve with Conditions on 02/05/1975
TREWERN HOUSE TREWERN

(b) a listed building consent

1.1.(b) Planning Application Ref: M13238
Proposal: LISTED BUILDING CONSENT FOR DEMOLITION OF WESTERN END OF BARN.
Decision: Listed Building Conditional Consent on 06/09/1985
TREWERN HOUSE TREWERN

(c) a conservation area consent

1.1.(c) None.

(d) a certificate of lawfulness of existing use or development

1.1.(d) None.

(e) a certificate of lawfulness of proposed use or development

1.1.(e) None.

(f) a certificate of lawfulness of proposed works for listed buildings

1.1.(f) None.

(g) a heritage partnership agreement

1.1.(g) None.

(h) a listed building consent order

1.1.(h) None.

(i) a local listed building consent order

1.1.(i) None

CON29 1.1a-i Informative

Powys County Council's computerised records of planning entries do not extend back before 1974 and this reply covers only the period since that date.

Search results do not cover other properties in the vicinity of the search area.

(j) building regulations approval

1.1.(j) None.

Informative

The Local Authority's computerised records of Building Regulations decisions do not extend back before 1st July 2002 and this reply covers only the period since that date. Records prior to that date do not contain detailed information.

(k) a building regulation completion certificate and

1.1.(k) None.

(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

1.1.(l) None.

Informative

The local authority may not always be aware of such works and enquiries should also be made of the seller.

As from 1 April 2002 the installation of a replacement window, roof light or roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under a relevant Competent Persons Scheme.

As from January 2005 certain other works, which may have previously required Building Regulations Approval, may be undertaken by a competent person registered under a recognised Competent Persons Scheme.

1.2. Planning designations and proposals

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

1.2 General Designation : Part Within a Large Village (no specific allocation), Part Outside Development Boundary - Powys Local Development Plan

Listed Building- Trewern House

Listed Building-Barn to the East of Trewern House

Sites of Special Scientific Interest (SSSI) - Moel-y-Golfa - part within the search area

Informative

The reply reflects policies or proposals in any existing development plan and in any formally proposed alteration or replacement plan but does not include policies contained in planning guidance notes.

The existing development plans comprise the following:-

Powys Local Development Plan Adopted April 2018

For properties within the Brecon Beacons National Park Area

Brecon Beacons National Park Authority Local Development Plan 2007-2022 (adopted December 2013)

The Powys LDP sets out land use policies and proposals for Powys (excluding Brecon Beacons National Park) up to 2026. The LDP is being used to determine current planning applications.

Development Plan can be found at:- <http://www.powys.gov.uk/en/planning-building-control/local-developmentplan/>

ROADS AND PUBLIC RIGHTS OF WAY

Roadways, footways and footpaths

2.1. 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:

2.1.(a) Only the roads shown with a green or pink coloured centreline on the enclosed highways plan are maintained at public expense

The search location is close to a Trunk Road which Welsh Government are responsible for. We have not been advised of any proposals in that area but would advise that you check directly with Welsh Government.

Email: customerhelp@gov.wales Tel: 0300 0604400 Post: Welsh Government, Cathays Park, Cardiff, CF10 3NQ

(b) subject to adoption and, supported by a bond or bond waiver

2.1.(b) None.

(c) to be made up by a local authority who will reclaim the cost from the frontagers

2.1.(c) N/A

(d) to be adopted by a local authority without reclaiming the cost from the frontagers

2.1.(d) N/A

CON29 2.1a-d Informative

If a road, footway or footpath is not a highway maintained at public expense, there may be no right to use it and the local authority cannot express an opinion without seeing the title plan of the property and carrying out a site inspection.

Public rights of way

2.2. Is any public right of way which abuts on, or crosses the property, shown in a definitive map or revised definitive map?

2.2. Yes, Public footpath Path No. 261/B19/1 crosses/abuts the site as shown on the plan. Additional public rights of way (e.g. cycle tracks) may exist other than those shown on the Definitive Map. Please note that the Definitive Map does not show routes that are used on a permissive basis, even where promoted.

Informative

Additional public rights of way (e.g. cycle tracks) may exist other than those shown on the definitive map.

2.3. Are there any pending applications to record a public right of way that abuts, or crosses the property, on a definitive map or revised definitive map?

2.3. No, there is no pending Schedule 14 application for a Definitive Map Modification Order for a route that abuts, or crosses the property

2.4. Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?

2.4. No, none.

2.5. If so, please attach a plan showing the approximate route.

2.5. See Rights of Way plan

OTHER MATTERS:

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so, how can copies of relevant documents be obtained?

Note: Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1. to 3.15. below.

3.1. Land required for public purposes

Is the property included in land required for public purposes?

3.1. No.

3.2. Land to be acquired for road works

Is the property included in land to be acquired for road works?

3.2. No.

3.3. Drainage matters

(a) Is the property served by a sustainable urban drainage system (SuDS)?

3.3.(a) Not known - see informative.

(b) Are there SuDS features within the boundary of the property?

3.3.(b) See response at 3.3a.

(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?

3.3.(c) See response at 3.3a.

CON29 3.3a-c Informative

Schedule 3 of the Flood and Water Management Act 2010 for SuDS (sustainable drainage) was implemented in Wales on the 7th January 2019.

For planning approval granted before 7th January 2019 Powys County Council was not legally required to record details of property related SuDS. Information may be available from planning consents, the sewerage company, developer or property owner.

For planning approval granted after 7th January 2019 for new development, or where area covered by construction works is 100 square meters or more, SuDS approval should have been secured from the SuDS Approval Body (SAB) in order to comply with Schedule 3 of the Flood and Water Management Act 2010.

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

3.4.(a) Please note the property is within 200m of a trunk road scheme. For more information please contact the North Mid Wales Trunk Road Agency, Automobile Palace, Temple Street, Llandrindod Wells, Powys. LD1 5HU

(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

3.4.(b) No.

(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**

3.4.(c) No.

(d) the outer limits of:

- (i) construction of a new road to be built by a local authority,**
- (ii) (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway,**
- (iii) (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes**

3.4.(d) No.

(e) the centre line of the proposed route of a new road under proposals published for public consultation

3.4.(e) No.

(f) the outer limits of:-

(i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

3.4.(f)(i) No.

(ii) construction of a roundabout (other than a mini roundabout)

3.4.(f)(ii) No.

(iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation

3.4.(f)(iii) No.

CON29 3.4 a - f Informative:

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

3.5. Nearby railway schemes

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

3.5.(a) No.

(b) Are there are any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

3.5.(b) Yes - Planning Application 21/0559/OUT - Land at and surrounding Nant Helen Open Cast Coal Site, Powys and Onllwyn Distribution Centre, Neath Port Talbot

Informative

If this property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority.

3.6. Traffic schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?

(a) permanent stopping up or diversion

3.6.(a) No.

Please note: In some circumstances, a permanent stopping up or diversion orders can be obtained by third parties from Magistrates' courts or can be made by the Secretary of State for Transport, without involving the Council.

(b) waiting or loading restrictions

3.6.(b) No.

(c) one way driving

3.6.(c) No.

(d) prohibition of driving 3.6.(d) No.
(e) pedestrianisation 3.6.(e) No.
(f) vehicle width or weight restriction 3.6.(f) No.
(g) traffic calming works including road humps 3.6.(g) No.
(h) residents parking controls 3.6.(h) No.
(i) minor road widening or improvement 3.6.(i) No.
(j) pedestrian crossings 3.6.(j) No.
(k) cycle tracks 3.6.(k) No.
(l) bridge building 3.6.(l) No. CON29 3.6 a - I Informative <i>In some circumstances, road closures can be obtained by third parties from magistrates courts, or can be made by the Secretary of State for Transport without involving the local authority.</i> <i>This enquiry is designed to reveal matters that are yet to be implemented and/or could not be ascertained by a visual inspection. Schemes that have, or are currently being implemented will not be referred to in answer to this enquiry.</i> <i>If this property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority.</i>

3.7. Outstanding notices

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

(a) building works

3.7.(a) No.

(b) environment

3.7.(b) No.

(c) health and safety

3.7.(c) No.

(d) housing

3.7.(d) No.

(e) highways

3.7.(e) No.

(f) public health

3.7.(f) No.

(g) flood and coastal erosion risk management

3.7.(g) No.

Informative: For properties within the **Powysland (Wales) Internal Drainage District** additional checks should be made with Natural Resources Wales. Website: www.naturalresources.wales

3.8. Contravention of building regulations

Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?

3.8. No.

3.9. Notices, orders, directions and proceedings under Planning Acts

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

(a) an enforcement notice

3.9.(a) No.

(b) a stop notice

3.9.(b) No.

(c) a listed building enforcement notice

3.9.(c) No.

(d) a breach of condition notice

3.9.(d) No.

(e) a planning contravention notice

3.9.(e) No.

(f) another notice relating to breach of planning control

3.9.(f) No.

(g) a listed building repairs notice

3.9.(g) No.

(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation

3.9.(h) No.

(i) a building preservation notice

3.9.(i) No.

(j) a direction restricting permitted development

3.9.(j) No.

(k) an order revoking or modifying planning permission

3.9.(k) No.

(l) an order requiring discontinuance of use or alteration or removal of building or works

3.9.(l) No.

(m) a tree preservation order

3.9.(m) No.

(n) proceedings to enforce a planning agreement or planning contribution

3.9.(n) No.

CON29 3.9a-n Informative

*National Park authorities also have the power to serve a building preservation notice, so an enquiry should also be made with them. Cadw (meaning **to keep** or **to protect**) is the Welsh Government's historic environment service working for an accessible and well-protected historic environment for Wales. Additional enquiries should also be made with them at: Welsh Government, Plas Carew, Unit 5/7 Cefn Coed, Parc Nantgarw, Cardiff, CF15 7QQ.*

3.10. Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

3.10.(a) No.

(b) If, yes, 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:

(i) a liability notice?

3.10.(b)(i) N/A

(ii) a notice of chargeable development?

3.10.(b)(ii) N/A

(iii) a demand notice?

3.10.(b)(iii) N/A

(iv) a default liability notice?

3.10.(b)(iv) N/A

(v) an assumption of liability notice?

3.10.(b)(v) N/A

(vi) a commencement notice?

3.10.(b)(vi) N/A

(c) Has any demand notice been suspended?

3.10.(c) N/A

(d) Has the Local Authority received full or part payment of any CIL liability?

3.10.(d) N/A

(e) Has the Local Authority received any appeal against any of the above?

3.10.(e) N/A

(f) Has a decision been taken to apply for a liability order?

3.10.(f) N/A

(g) Has a liability order been granted?

3.10.(g) N/A

(h) Have any other enforcement measures been taken?

3.10.(h) N/A

3.11. Conservation area

Do the following apply in relation to the property?

(a) the making of the area a conservation area before 31 August 1974

3.11.(a) No.

(b) an unimplemented resolution to designate the area a Conservation Area

3.11.(b) No.

3.12. Compulsory purchase

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

3.12. No.

3.13. Contaminated land

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

(a) a contaminated land notice

3.13.(a) No.

(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990 (i) a decision to make an entry

3.13.(b)(i) No.

(ii) an entry

3.13.(b)(ii) No.

(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice

3.13.(c) No.

CON29 3.13a-c Informative

A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination, or from the risk of it, and the reply may not disclose steps taken by another local authority in whose area adjacent or adjoining land is situated.

3.14. Radon gas

Do records indicate that the property is in a “Radon Affected Area” as identified by Public Health England or Public Health Wales?

3.14. The area indicated has been identified as being a site where Radon gas may be present, and may therefore be above the action level.

Informative

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

A free radon information pack which gives basic information about radon and describes how to obtain a radon measurement is available.

*For more information please see the HPA website - <http://www.hpa.org.uk/radiation/default.htm>
To request a pack please email your name, address and postcode to radon@hpa-rp.org.uk or leave your name, address and postcode on the HPA free radon answerphone (0800 614529).*

3.15. Assets of Community Value

(a) Has the property been nominated as an asset of community value?

If so:-

- (i) Is it listed as an asset of community value?**
- (ii) Was it excluded and placed on the “nominated but not listed” list?**
- (iii) Has the listing expired?**
- (iv) Is the Local Authority reviewing or proposing to review the listing?**
- (v) Are there any subsisting appeals against the listing?**

3.15.(a) N/A - The Welsh Government has not yet implemented these regulations with regard to Wales.

(b) If the property is listed:

- (i) Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?**
- (ii) Has the Local Authority received a notice of disposal?**
- (iii) Has any community interest group requested to be treated as a bidder?**

3.15.(b) N/A

These replies have been given in accordance with the notes appended to CON29 form.

References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.

The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility for negligence will be owed to the person who raised the enquiries and the person on whose behalf they were raised. It will also be owed to any other person who has knowledge (personally or through an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.

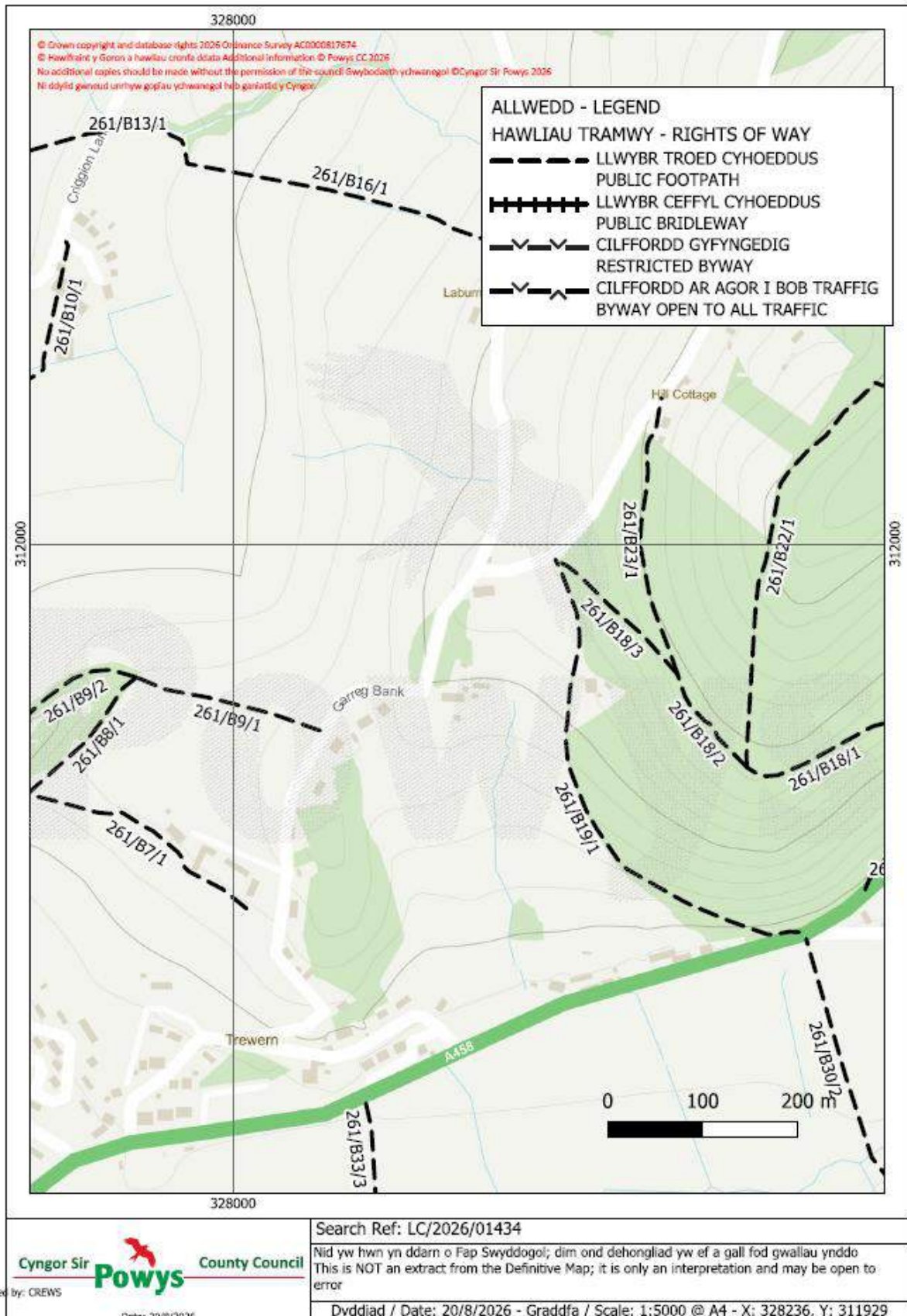
This Form should be read in conjunction with the guidance notes available separately.

Area means any area in which the property is located.

References to the Local Authority include any predecessor Local Authority and also any Local Authority committee, sub-committee or other body or person exercising powers delegated by the Local Authority and their approval includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Local Authority and County Local Authority.

Where relevant, the source department for copy documents should be provided.

Rights of Way Plan



Highways plan



Search Area



Search Reference:	LC/2026/01434	 Powys
Property Address:	TREWERN HOUSE, TREWERN, WELSHPOOL, SY21 8EF	
Date:	27/08/2026	
© Crown copyright and database rights 2026 OS AC0000817674. Use of this data is subject to terms and conditions. Ⓗ Hawlfraint y Goron a hawliau cronfa ddata 2026 Arolwg Ordnans AC0000817674. Defnyddio data hwn yn amodol ar delerau ac amodau.		

Additional Information:**NOTE: LISTED BUILDING IMPORTANT INFORMATION**

What Listing means for you:-

- * The whole of the building is protected and specifically includes the inside as well as the outside and all architectural features and structures within the grounds.
- * A Listed building may not be demolished or altered in any way unless you have first obtained LISTED BUILDING CONSENT from Powys County Council. Applications are decided by the Authority's Planning Committee, advised by its officers (and Cadw). Note particularly that among other works, CONSENT may be required for cleaning or painting (or re-painting of the interior or exterior) if this would affect its character.
- * It is a criminal offence to carry out works to a Listed building without Consent. The Local Authority may take action against you and any contractor working for you if unauthorised work is done before consents have been obtained.
- * All grades of Listed buildings are equally protected. The grade simply reflects the importance of the building on a nationally adopted scale. This does not necessarily mean that your building has to be preserved exactly as it is now but alterations and extensions must be carried out in a sympathetic manner using appropriate materials and techniques after due consideration of all the implications.

If you are in any doubt about the particular merits of any part of the building it is advisable to discuss this with us. The Council's Built Heritage Team will be happy to advise you about the full implications of owning a listed building and be pleased to discuss any proposed alterations or other works you would like to do.

In some cases grants may be available for certain types of appropriate repair.

Drainage & Water Search (CON29DW)



Search Details

Prepared for: Harrisons Solicitors
Matter: 018794-0004
Client address: 30 Broad Street, WELSHPOOL, SY21 7RR

Property:
Trewern House, Trewern, Trewern, Y Trallwng, SY21 8EF

Water Company:
Severn Trent Water Ltd
Severn Trent, PO Box 407, Darlington, DL1 9WD

Date Returned:
20/08/2026

Property type:
Residential

This search was compiled by the Water Company above and provided by InfoTrack Ltd - t: 0207 186 8090, e: helpdesk@infotrack.co.uk. This search is subject to terms and conditions issued by InfoTrack which can be viewed at www.infotrack.co.uk or supplied on request. This search is also subject to terms and conditions issued by the Water Company, available on request. InfoTrack are registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code. Visit www.propertycodes.org.uk for more information.



InfoTrack UK Limited, Level 11, 91 Waterloo Road, London, SE1 8RT
T: 0207 186 8090 E: helpdesk@infotrack.co.uk

CON29DW

Residential drainage and water search

Order date: 19/08/2026
Order number: 60481298
Completed on: 20/08/2026
Customer ref: ITK0000128815802_e687ea88-3205-44f5-9c92-2ec30383c
Produced for: InfoTrack Limited
Infotrack 91 Waterloo Road London
SE1 8RT
UPRN: 10011761549

Any questions?

If you have any questions about the report,
please call us on **0115 971 3550** or email
enquiries@severntrentsearches.com

Property address

Trewern House Trewern Trewern Y Trallwng SY21 8EF

Results at a glance...

Foul water connection to public
sewer?

No



Public sewer within boundary?

No



Surface water connection to public
sewer?

No



Sewers or lateral drains subject of an
adoption agreement or application?

No



Mains water connection?

Yes



Public water main within boundary?

No, See Details



[Go to summary table](#)



**DRAINAGE + WATER
SEARCHES NETWORK**
DWSN

Report introduction

Sections in this report

 **Summary** [Page 3](#) ▶

 **Maps** [Page 4](#) ▶

 **Drainage** [Page 6](#) ▶

 **Water** [Page 17](#) ▶

 **Charges** [Page 23](#) ▶

 **Appendices** [Page 28](#) ▶

Symbols and colours in this report



Typical response

This is the typical response for most residential properties



Read guidance

You should read the full answer and guidance notes



Consider implications

This response represents an uncommon situation

Understanding our report

The Residential CON29 Drainage and Water report provides responses to the Law Society's standard list of drainage and water questions for the requested property. You can see an overview of all our responses in the **summary table** on the next page. You can find explanations of common terms in the report and our complaints procedure in the Appendices.

What records did we check?

To produce our report, we checked the following original records or summary records derived from the original:

- **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**
- **The Drinking Water Register**

If the property does not fall entirely within Severn Trent Water's or Hafren Dyfrdwy's area, a copy of the records held by South Staffordshire Water or any other relevant Water Company will also be searched.

Drainage and Water Searches Network

We are a member of the Drainage and Water Searches Network (DWSN), a membership organisation for companies who are responsible for compiling full and complete responses to the Law Society's CON29DW Residential and CON29DW Commercial products. For more information please visit:

www.con29dw.co.uk

The DWSN Standards are:

- Promotion of best practice and quality.
- Maintain adequate insurance.
- Display the appropriate logos to signify high standards.
- Respond to complaints in a timely fashion and provide an appropriate escalation procedure.
- Comply with all applicable UK legislation, regulations and industry standards.
- Act in a professional and honest manner and provide a service with due care and skill.

SEVERN

TRENT

Summary table

Here you can see an overview of all our responses. You can see the full response to each question by clicking the question below or navigating to the appropriate page.

Maps

1.1	Public sewer map?	Map Provided	>
1.2	Public water map?	Map Provided	>

Drainage

2.1	Foul water connection?	No	>
2.2	Surface water connection?	No	>
2.3	Surface water drainage charge?	No	>
2.4	Public sewer within or close to boundary?	No	>
2.4.1	Pumping station or apparatus within boundary?	No	>
2.5	Public sewer within 30.48 metres (100 feet)?	No, See Details	>
2.5.1	Pumping station or ancillary apparatus within 50 metres?	No	>
2.6	Sewer adoption application or existing agreement?	No	>
2.7	Sewer build over approval or consultation?	No	>
2.8	Risk of internal flooding due to overloaded public sewers?	No	>
2.9	Nearest sewage treatment works?	0.739 km West	>

Key:

Typical response >

Read guidance >

Consider implications >

Water

3.1	Mains water connection?	Yes	>
3.2	Public water assets within or close to boundary?	No, See Details	>
3.3	Water adoption agreement?	No	>
3.4	Risk of low water pressure or flow?	No	>
3.5	Water hardness classification?	See Details	>
3.6	Meter location?	N/A	>

Charges

4.1.1	Who is the local sewerage company?	See Answer	>
4.1.2	Who is the local water company?	See Answer	>
4.2	Who bills the property for sewerage services?	N/A	>
4.3	Who bills the property for water services?	See Details	>
4.4	Current basis for charge?	Unmeasured	>
4.5	Will the basis for charging change?	See Details	>

SEVERN

TRENT

Question 1.1

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

✓ Map provided

Answer

- We have included a copy of the public sewer map for the area.

Guidance notes

Who is responsible for public sewer assets?

The local sewerage company (the Sewerage Undertaker) is responsible for the public sewers, disposal mains and lateral drains shown on the map. They hold statutory responsibility for these assets under the Water Industry Act 1991.

Does the public sewer map show all public sewer assets?

No, the public sewer map may not show all of the sewers and lateral drains that transferred into public ownership on the 01 October 2011. You can find out more about the private sewer transfer in [Appendix 2.1-2.3 \(page 30 to 32\)](#).

What other assets are shown on the map?

The public sewer map may show rivers, culverted watercourses, ponds and highway drains. The Sewerage Undertaker is not responsible for these assets. Buildings and landscape features are part of the Ordnance Survey background layer for the map.



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Key summary

Public gravity sewers

- Combined
- Foul
- Surface water

Public pressurised sewers

- Combined
- Foul
- Surface water

Not maintained by the Undertaker

- Highway drain
- Private sewer assets
- S104 or S102 adoption
- Culverted watercourse

Pumping stations

- Public
- Private
- S104 or S102 adoption

Other symbols

- Foul/Combined manhole
- Surface water manhole
- Fitting
- Chamber
- Abandoned pipe



Click here to see a larger version of this sewer map and a key at the back of the report.



Question 2.1

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

 No

Answer

- Records indicate that foul water from the property does not drain to a public sewer.
- This answer is based on a review of the relevant water company's billing records.

What should I do if I believe the billing records are incorrect?

If the owner has a water bill from their water company with foul charges, please supply this to us and we will review our search.

If you believe the property is physically connected but has never been billed for foul drainage, the owner should contact the responsible water company to amend the records which may bring it into charge. Once the water company has updated the records, let us know, and we will revise our report.

Guidance notes

What is foul water?

Foul water is wastewater that drains from appliances such as sinks, toilets, baths, washing machines and dishwashers.

If there is no foul connection, what other arrangements may be in place?

The property may have a private drainage system, such as a septic tank, if foul water from the property does not drain to the public sewer network. You should check these details with the seller as the Sewerage Undertaker is not responsible for private sewer assets.

If the property does have a private drainage system, you should note the following:

- If a private drainage system serves more than one property, it may be under the shared responsibility of the homeowners.
- Private sewer pipes may pass through land outside of the control of the seller. Separate rights and easements may be needed to inspect or repair these pipes.
- Private sewer pipes that did not drain to the public sewer network before 01 July 2011 would not have been part of the private sewer transfer on 01 October 2011. You can find out more in [Appendix 2.1-2.3 \(page 30 to 32\)](#).

Question 2.2

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

 No

Answer

- Records indicate that surface water from the property does not drain to a public sewer.
- This answer is based on a review of the relevant water company's billing records.

What should I do if I believe the billing records are incorrect?

If you believe the property is physically connected but has never been billed for surface water drainage, the current owner should contact the responsible water company to amend the records which may bring it into charge. Once the water company has updated the records, let us know, and we will revise our report.

The owner's water bill may list a highway drainage charge. However, this is a different service to surface water drainage and covers the removal of rainwater from public roads. Highway drainage is not covered by this question.

Guidance notes

What is surface water?

Surface water is rainwater that drains from roofs, driveways and other hard surfaces at the property. It is different to highway drainage, which covers rainwater draining into the public sewer network from public roads.

If there is no surface water connection, what other arrangements may be in place?

The property may be served by a private soakaway, a private connection to a watercourse or a Sustainable Drainage System (SuDS) if no surface water drains to the public sewer network. You should check these details with the seller as the Sewerage Undertaker is not responsible for these private sewer assets.

If the property does have a private drainage system, you should note the following:

- If a private drainage system serves more than one property, it may be under the shared responsibility of the homeowners.
- Private sewer pipes may pass through land outside of the control of the seller. Separate rights and easements may be needed to inspect or repair these pipes.
- Private sewer pipes that did not drain to the public sewer network before 01 July 2011 would not have been part of the private sewer transfer on 01 October 2011. You can find out more in [Appendix 2.1-2.3 \(page 30 to 32\)](#).

Could a Sustainable Drainage System (SuDS) serve the property?

Properties built after 2012 may be served by a SuDS feature such as a soakaway, pond, watercourse or swale. These features do not currently form part of the public sewer network. More information about SuDS features may be available from the developer or Question 3.3 of the Local Authority's Con29 report.

Question 2.3

Is a surface water drainage charge payable?

✓ No

Answer

- A surface water drainage charge is not payable.

Is highway drainage the same as surface water drainage?

No, highway drainage and surface water drainage are different services. Highway drainage is a small general charge that covers rainwater draining into the public sewer network from public roads. A property's water bill may still include a highway drainage charge even if the property is not charged for surface water drainage.

Guidance notes

When is a surface water charge payable?

A surface water charge is payable if any surface water from the property drains to the public sewer network. If all surface water from the property drains to a private system, such as a soakaway, no charge is payable.

Could a Sustainable Drainage System (SuDS) serve the property?

Properties built after 2012 may be served by a SuDS feature such as a soakaway, pond, watercourse or swale. These features do not currently form part of the public sewer network. A surface water drainage charge would only apply if the private sewer pipes between the property and the SuDS feature are adopted by the Undertaker.

Question 2.4

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

✓ No

Answer

- The public sewer map does not show any public sewer assets within the boundary.
- The property may have a private drainage system if the property does not drain to a public sewer.
- You should check the drainage arrangements with the current owner as they may be liable for repairs to the drainage system.

Guidance notes

What property boundary did we use?

We used the boundary shown on the plan supplied by our customer. If they did not provide a boundary plan, we used the Land Registry title boundary for the property.

Could there be unplotted public sewer assets within the boundary?

Following the private sewer transfer in 2011, it is now more common for properties to have unplotted public sewers within the boundary. However, in this case, we believe it is unlikely there are unplotted public assets within the boundary.

You can find out more about the private sewer transfer in [Appendix 2.1-2.3 \(page 30 to 32\)](#).

Is the property connected to a public sewer for foul and surface water drainage?

See our response to [Question 2.1 \(page 6\)](#) and [Question 2.2 \(page 7\)](#) in this report.

Question 2.4.1

Does the public sewer map indicate any public pumping station or ancillary apparatus within the boundaries of the property?

✓ No

Answer

- The public sewer map does not show any public pumping stations or other ancillary apparatus within the boundaries of the property.
- However, following the private pumping station transfer, the public sewer map may not show all pumping stations that were eligible to transfer into public ownership. This is because the Sewerage Undertaker may not have been aware of all eligible pumping stations during the transfer process.

What was the private pumping station transfer?

Between **01 October 2011** and **01 October 2016**, the Sewerage Undertaker became responsible for eligible private pumping stations which drained to the public sewer network **before 01 July 2011**. For information about which pumping stations were eligible to transfer into public ownership, see Appendix 2.1 (page 30).

[Go to Appendix 2.1](#)

Guidance notes

What property boundary did we use?

We used the boundary shown on the plan supplied by our customer. If they did not provide a boundary plan, we used the Land Registry title boundary for the property.

What are pumping stations and ancillary apparatus?

A pumping station is an underground pump which pumps wastewater or surface water uphill through a pressurised sewer pipe. Ancillary apparatus form part of the public sewer network and include assets such as storage tanks and chambers.

Question 2.5

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

 No, see answer

Answer

- The public sewer map shows no public sewers within 30.48 metres (100 feet) of a building within the property.
- However, following the private sewer transfer, there may be public sewers within 30.48 metres (100ft) of the property which are not recorded on the sewer map.

What was the private sewer transfer?

On the **01 October 2011**, new regulations transferred most **private sewers and lateral drains** into the public ownership of the Sewerage Undertaker. The transfer covered assets which drained to a public sewer **before 01 July 2011**. Appendix 2.1-2.3 explains the transfer and the situation for properties built after 01 July 2011.

Go to Appendix 2 

Guidance notes

How is this measured?

We use the public sewer map to estimate the distance between the public sewers and the nearest building within the boundary. If there is no building, we estimate from the boundary of the site.

When might this be important?

This is mostly relevant to properties with a private foul system, such as a septic tank. If the septic tank is causing an environmental hazard, the Local Authority can require the owner to connect to the public sewerage network if there is a public sewer within 30.48 metres (100 feet).

Question 2.5.1

Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres (164.04 feet) of any buildings within the property?

✓ No

Answer

- The public sewer map does not show any public pumping stations or any other ancillary apparatus within 50m of a building within the property.
- However, following the private pumping station transfer, the public sewer map may not show all pumping stations that were eligible to transfer into public ownership. This is because the Sewerage Undertaker may not have been aware of all eligible pumping stations during the transfer process.

What was the private pumping station transfer?

Between **01 October 2011** and **01 October 2016**, the Sewerage Undertaker became responsible for eligible private pumping stations which drained to the public sewer network **before 01 July 2011**. For information about which pumping stations were eligible to transfer into public ownership, see Appendix 2.1 (page 30).

[Go to Appendix 2.1](#)

Guidance notes

How is this measured?

We use the public sewer map to estimate the distance between pumping stations or ancillary apparatus and the nearest building within the boundary. If there is no building, we estimate from the boundary of the site.

What are pumping stations and ancillary apparatus?

A pumping station is an underground pump which pumps wastewater or surface water uphill through a pressurised sewer pipe. Ancillary apparatus form part of the public sewer network and include assets such as storage tanks and chambers.

Question 2.6

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

✓ No

Answer

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

Question 2.7

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?

✓ No

Answer

- There is no record of any approval or consultation to build over or near a public sewer asset at this property.
- However, the Sewerage Undertaker might not be aware of a building or extension that has been built over or close to a public sewer asset at the property.

Guidance notes

What happens if build over approval was needed but was not obtained?

The Sewerage Undertaker may ask the homeowner to remove or alter a building which has been built over or near a public sewer asset without approval.

Where can I find out more information?

Further information about build over approvals and contact details for the build over teams can be found in [Appendix 3 \(page 33\)](#).

Question 2.8

Is any building which is, or forms part of the property, at risk of internal flooding due to overloaded public sewers?

✓ No

Answer

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

Guidance notes

What is an overloaded public sewer?

A sewer is 'overloaded' when the flow from a storm is unable to pass through it due to a permanent problem like the sewer having a flat gradient or small diameter.

The Sewerage Undertaker does not include flooding from temporary problems such as blockages, siltation, collapses or operational failures.

What is internal flooding?

'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.

For the purposes of this search, these are defined as properties that have suffered internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system. This flooding must be more frequent than the relevant reference period (either once or twice in ten years) as determined by the Sewerage Undertaker'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.

Are sewers which transferred in 2011 recorded on the 'at risk' register?

On the 01 October 2011, most private sewers transferred into the public ownership of the Sewerage Undertaker, see **Appendix 2.1-2.3 (pages 30 to 32)**. If a private sewer caused flooding before it became a public sewer in 2011, it will not be recorded on the 'at risk' register until another sewer flooding event takes place.

Therefore, there may be public sewers (which became public in 2011) at risk of causing internal flooding which are not currently recorded on the 'at risk' register.

Question 2.9

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

✓ 0.739 km West

Answer

- The nearest sewage treatment works is 0.739 km to the West of the property.
- The name of the treatment works is Trewern.

Guidance notes

What is a sewage treatment works?

A sewage treatment works is a facility designed to treat and clean wastewater before returning it safely to the environment.

Is the property served by the nearest sewage treatment works?

We have listed the nearest public sewage treatment works to the property. However, it is possible that the property is not within the specific area served by this treatment works (the catchment area). The catchment area for each treatment works depends on the route of the local sewers and the levels in the landscape.

Are there private sewage treatment works closer to the property?

It is possible that there are private treatment works closer to the property than the public works we have listed. This is more common in rural areas. Unfortunately, we do not have any information about the location of private sewage treatment works.

When might this be important?

If the property is located near a sewage treatment works, you may want to consider the potential implications. These may include odours, insects and noise from maintenance works.

Question 3.1

Is the property connected to mains water supply?

✓ Yes

Answer

- Records indicate that the property is connected to mains water.
- This answer is based on a review of the relevant water company's billing records.

Guidance notes

How does the property connect to the public water network?

Properties connect to the public water network through a private supply pipe. The Water Undertaker is not responsible for the private supply pipe, and it is not normally shown on the public water map. You can find out more about water pipe responsibilities in **Appendix 4.1-4.2 (page 34 to 35)**.

Question 3.2

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

✓ No, see answer

Answer

- The public water map shows no public water mains or pipes within or close to the boundaries of the property.
- The public water map was supplied by: Hafren Dyfrdwy

Guidance notes

Is the homeowner responsible for any water pipes?

If the property is connected for mains water services, the homeowner is typically responsible for the private supply pipe serving their property.

Appendix 4.1-4.2 (page 34 to 35) explains water pipe responsibilities and the consequences for the homeowner.

Question 3.3

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?

✓ No

Answer

- The water mains or service pipes serving the property are not the subject of an existing adoption agreement or an application for an agreement.

Guidance notes

Information for new developments

If the water mains within a new development are plotted on the public water map, it is likely they are now under the responsibility of the Water Undertaker.

However, for recent or ongoing developments, where there is no agreement in place and no public water mains are shown within the development boundary, we recommend that you check with the developer to confirm:

- that the developer has asked the Water Undertaker to supply the site with water services
- the extent of your future liability over any private water pipes or any private water supply system serving the property.

Question 3.4

Is this property at risk of receiving low water pressure or flow?

✓ No

Answer

- This property is not recorded on the Water Undertaker's at risk register for low water pressure or flow.

Guidance notes

What does this question cover?

This question covers the water pressure which is supplied to a property by the Water Undertaker. Low water pressure problems caused by a property's private supply pipe or internal plumbing are not covered.

What is classed as 'Low water pressure'?

A property is classed as having 'Low water pressure' if the water pressure supplied to the property is below the regulatory reference level. This is the minimum water pressure a property can receive when demand on the system is not abnormal.

The reference level for a single property is a flow of 9 litres/minute at a pressure of 10 metres head on the customer's side of the main stop tap.

For two properties served by a common service pipe, the reference level is a flow of 18 litres/minute at a pressure of 10 metres head on the customer's side of the main stop tap. For three or more properties, the appropriate flow should be calculated from the standard loadings provided in BS806-3 or Institute of Plumbing handbook.

When is a property added to the 'at risk' register for low water pressure?

Water Undertakers will include a property on the 'at risk' register if it is receiving pressure below the reference level and allowable exclusions do not apply.

Allowable exclusions include events which can cause pressure to temporarily fall below the reference level such as:

- Abnormal demand on the water network
- Planned maintenance
- One-off incidents

Question 3.5

What is the classification of the water supply for the property?

✓ See answer

Answer

- The water supplied to the property has an average water hardness of 19.38 mg/l calcium which is defined as Soft by Hafren Dyfrdwy.

Guidance notes

What is water hardness?

Water hardness describes the amount of naturally occurring calcium and magnesium mineral salts that are dissolved in the water supply. The hardness of your water depends on the types of rocks that rainwater has flowed through before being treated and supplied to your home. Hardness is expressed as the equivalent amount of calcium carbonate in parts per million (mg/l) in every litre of water.

What are the effects of hard water?

Neither hard nor soft water is considered to pose any risk to health. However, hard water (high levels of calcium carbonate) causes scaling in hot water systems, kettles, electric irons and domestic appliances. Scaling of heating elements may shorten their life and may make appliances less efficient. More information is available on the water company's website.

Converting mg/l calcium and mg/l calcium carbonate

Water hardness can be expressed in many ways. For example, manufacturers often list the hardness settings for dishwashers in Clark's degrees, but they also use other units of measure. The following table explains how to convert water hardness in mg/l calcium or mg/l calcium carbonate to other common units.

To convert from:	To Clark degrees	To French degrees	To German Degrees
mg/l calcium	multiply by 0.18	multiply by 0.25	multiply by 0.14
mg/l calcium carbonate	multiply by 0.07	multiply by 0.10	multiply by 0.056

Question 3.6

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

✓ No meter

Answer

- Records indicate that the property is not served by a water meter.
- If you would like the Water Undertaker to bill you through a water meter, you can contact them for further information using the contact details provided in **Question 4.1.2 (page 23)**.

Guidance notes

If there is no meter, how is the property billed?

Question 4.4 (page 26) confirms how the property is billed.

Question 4.1.1

Who is responsible for providing the sewerage services for the property?

✓ Hafren Dyfrdwy

The Sewerage Undertaker for the area is:

Hafren Dyfrdwy
Wrexham Road
Wrexham
LL14 4EH

Tel: 0330 678 0679 For Billing Enquiries only
Tel: 0330 678 0646 For Business Customers only

<https://www.hdcymru.co.uk/>

For questions about this report, please call Severn Trent Searches on 0115 971 3550 or email enquiries@severntrentsearches.com

Question 4.1.2

Who is responsible for providing the water services for the property?

✓ Hafren Dyfrdwy

The Water Undertaker for the area is:

Hafren Dyfrdwy
Wrexham Road
Wrexham
LL14 4EH

Tel: 0330 678 0679 For Billing Enquiries only
Tel: 0330 678 0646 For Business Customers only

<https://www.hdcymru.co.uk/>

For questions about this report, please call Severn Trent Searches on 0115 971 3550 or email enquiries@severntrentsearches.com

Question 4.2

Who bills the property for sewerage services?

 **Not billed**

Answer

- The property is not billed for sewerage services.

Guidance notes

Why is the property not billed?

The property may have a private drainage system if the property is not charged for sewerage services. You should check the drainage arrangements with the seller as the Sewerage Undertaker is not responsible for private sewer assets.

What if this is a new property?

Our response to this question is based on the billing records held by the responsible water company. They create a billing account for a new property at the end of the new connection process. This account confirms how the property is connected and charged. We can only confirm that the property is billed when they have created an account.

Question 4.3

Who bills the property for water services?

✓ Hafren Dyfrdwy

Answer

The property is billed for water services by:

Hafren Dyfrdwy
Wrexham Road
Wrexham
LL14 4EH

Tel: 0330 678 0679 For Billing Enquiries only
Tel: 0330 678 0646 For Business Customers only

<https://www.hdcymru.co.uk/>

For questions about this report, please call Severn Trent Searches on 0115 971 3550 or email enquiries@severntrentsearches.com

Guidance notes

Where can I find details about the water connection?

You can find details about the water connection in [Question 3.1 \(page 17\)](#).

Question 4.4

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

✓ **Unmeasured**

Answer

- Charges are based on the property's Rateable Value, which is 127.00.
- The yearly charge is £389.87.
- The yearly charge is a general indication of what a new occupier will pay. It is based on either this financial year's charging rates or the current occupier's charges for their billing period.
- A new occupier's yearly charge may differ. Rates are updated every year on 1 April, and a new occupier's billing period may include rates from more than one financial year.

Guidance notes

What is Rateable Value?

Rateable Value was an assessment of the property's annual rental value. It was based on factors such as the size, condition and location of the property. Properties have not been assigned a Rateable Value since 1990. Properties built after 1990 usually have a meter.

Charges are calculated by multiplying the property's Rateable Value by the water company's current rates for water and sewerage services, plus any fixed charges.

Can I change my Rateable Value?

No. Rateable Values are no longer updated and they cannot be changed by the water company. You can speak to your water company about switching to metered charges instead.

How do I find out what my future charges will be?

Water companies update their Scheme of Charges every year on 1 April. They usually publish the updated document on their website a few weeks beforehand. You can use the updated Scheme of Charges to estimate your charges for the next financial year (1 April – 31 March).

Can the water company install a meter?

Water companies may install a water meter at the property where the occupier:

- substantially alters or changes the use of the property
- does not water the garden by hand (for example uses sprinklers)
- automatically replenishes a pond or swimming pool (greater than 10,000 litres)
- has been notified that the property is within a compulsory metering programme and is required to be charged on a measured basis.

Question 4.5

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

✓ See answer

Answer

- The basis for charging is not expected to change due to a change of occupation.
- However, Hafren Dyfrdwy may require the property to be metered if the property has been substantially altered or is in a category of property that must be metered.
- Examples include where automatic garden watering devices are used or where a swimming pool greater than 10,000 litres is automatically replenished.
- Section B3.1 (i) of Hafren Dyfrdwy's Scheme of Charges sets out the full list of categories of property that must be metered:
<https://www.hdcymru.co.uk/my-account/our-charges>

Guidance notes

Hafren Dyfrdwy's supply area

This property is in Hafren Dyfrdwy's supply area. This area is not classified as 'seriously water stressed' and is not part of a compulsory metering programme.

However, Hafren Dyfrdwy is installing free smart meters and upgrading existing meters in this region. They are also encouraging occupiers to switch to a smart meter.

What are smart meters?

A smart meter is a type of water meter that sends readings directly to your water company once it's connected to a fixed network. This removes the need for manual meter readings. After it's connected, you can view your daily water use through your online account, helping you better understand your consumption, identify ways to save water, and spot any unexpected increases that might indicate a leak.

You can find out more about smart meters on Hafren Dyfrdwy's website:

<https://www.hdcymru.co.uk/wonderful-water/a-smarter-way-to-use-water/>



Appendices

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Appendix 3

Building over or close to public sewer assets

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Water pipe responsibilities and building close to public water assets

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Appendix 5

Complaints procedure

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Appendix 6

Terms and conditions

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Additional reports and plans

Any additional reports and plans are attached at the back of the search

Appendix 1

Glossary

General terms

Sewerage Undertaker: This is the local sewerage company. They maintain the public sewer network.

Water Undertaker: This is the local water company. They maintain the public clean water network.

Undertaker: Either the Sewerage or Water Undertaker.

Public asset: A physical object like a sewer pipe which the Undertaker is responsible for maintaining.

Private asset: An asset which the Undertaker does not maintain. The property owner or another party may be responsible for maintaining this asset.

Public sewer map: This is a map of the public sewers which the Sewerage Undertaker maintains.

Public water map: This is a map of the public waterworks (pipes) which the Water Undertaker maintains.

Curtilage: The area of land enclosed within the property's boundary. Multiple properties may be enclosed within a single common boundary in some cases.

Financial year: The twelve months ending on the 31 March.

Easements: These are rights over another person's land. Easements may allow a third party to access their private supply pipe in your boundary for example. You can normally find details of easements in the property Deeds.

Types of assets

Drain: This is a section of sewer pipe that runs within the boundary and serves only a single property (or multiple properties within a single common boundary, like a block of flats).

Lateral drain: This is the part of the drain that runs outside of the property boundary.

Sewer: This is a sewer pipe which serves two or more separate properties.

Highway drain: This pipe drains rainwater from public roads. The Local Authority's highways department is usually responsible for the highway drain.

Culverted watercourse: A stream or small watercourse running underground through a pipe. The landowner is normally responsible for the section of the culvert within their boundary.

Chambers / Storage tanks: These assets form part of the public sewer network. They can be used for many reasons but generally hold

wastewater temporarily before being treated or pumped to another part of the sewerage network.

Public water main: This is the public water pipe which supplies clean water to the local area.

Communication pipe: This is a public water pipe which runs from the public water main up to the external stop tap.

External stop tap: This is owned by the Water Undertaker and controls the water supply to the property.

Private supply pipe: This is a private water pipe which runs from the external stop tap up to the building.

Sewer adoptions

Transferred / Adopted: A private asset that has either transferred into public ownership as part of the private sewer transfer in 2011 or was adopted through an adoption agreement.

Bond: A bond is a sum of money the Sewerage Undertaker can use to complete the adoption of new sewers if the developer does not meet their obligations under a Section 104 adoption agreement.

Bond waiver: An alternative form of financial security which is used instead of a bond.

The open water market

Open water market: The retail market which allows non-household customers to choose which company bills their property for sewerage and water services.

Wholesaler: This is the Undertaker. They provide properties in the open water market with physical sewerage and water services.

Retailer: A company in the open water market that buys sewerage and water services from the wholesaler and sells these services to the occupier. They are responsible for billing, customer service and updating the records.

Legislation

The Water Industry Act 1991 sets out the main responsibilities of the Sewerage and Water Undertakers. You can read the Act and any subsequent legislation at:

www.legislation.gov.uk

However, if you have any questions about a term used in this report, please contact us:

Tel: 0115 971 3550

Email: enquiries@severntrentsearches.com

Appendix 2.1

Understanding the private sewer transfer

Introduction

Before 2011, many property owners were responsible for the cost of maintaining private sewer assets that were shared with their neighbours or located outside their boundary.

To reduce this burden on property owners, the Government introduced the private sewer transfer regulations which transferred the majority of these private sewer assets into public ownership.

Important dates and information:

- **01 July 2011:** The transfer applied to private assets which drained to the public sewer network before 01 July 2011.
- **01 October 2011:** Eligible private sewers and lateral drains transferred into public ownership on 01 October 2011.
- **01 October 2016:** Eligible private pumping stations transferred into public ownership by 01 October 2016.
- [Appendix 2.2 \(page 31\)](#) explains potential issues for homeowners and the status of sewer pipes built since 01 July 2011.
- [Appendix 2.3 \(page 32\)](#) has a diagram showing example sewer layouts for properties built before 01 July 2011.

The private sewer transfer

On **01 October 2011**, Sewerage Undertakers became responsible for most private sewers and lateral drains which drained to the public sewer network **before 01 July 2011**. This included sewer assets under an adoption agreement.

This means that if a property was built before July 2011 and is connected to the public sewer network, the homeowner now has a significantly reduced liability over private sewer assets.

Homeowners are only responsible for their:

- **Private drain:** This is the section of sewer pipe which runs within the boundary and serves only a single property (or multiple properties within a common boundary, like a block of flats or a caravan park).

Sewerage Undertakers are responsible for:

- **Lateral drains:** This is the section of the private drain which extends outside of the property boundary.
- **Sewers:** This is any shared section of sewer pipe which serves two or more separate properties.

However, following the transfer, properties are more likely to have a public sewer or lateral drain within the boundary. The potential issues of the transfer are discussed on the next page.

The pumping station transfer

Between **01 October 2011** and **01 October 2016**, Sewerage Undertakers became responsible for eligible private pumping stations, and associated pressurised sewers, which drained to the public sewer network **before 01 July 2011**.

Sewerage Undertakers went through a process of identifying, upgrading and adopting the eligible private pumping stations in their area.

The following pumping stations transferred:

- Pumping stations located outside the boundary of the property they served.
- Pumping stations which served two or more separate properties.

These pumping stations remained private:

- Pumping stations which were located within the boundary and served only one property.
- Pumping stations which served multiple properties within a common boundary, like a caravan park.

The Sewerage Undertaker may have missed some eligible pumping stations during their review process, so they may not be recorded on the public sewer map. If you believe an eligible pumping station has been missed, you can contact the Sewerage Undertaker to investigate using the contact details on the next page.

Exceptions to the transfer

If a property was built after **01 July 2011**, the assets serving the property would not have been included in the 2011 transfer. However, they may have been included in a secondary scheme discussed on the next page.

Other exceptions to the 2011 transfer include:

- **Sustainable drainage systems (SuDS):** SuDS features, such as soakaways, ponds, watercourses and swales, remain private and do not currently form part of the public sewer network. Private sewers or lateral drains connected to a SuDS feature are likely to remain private unless adopted through an adoption agreement.
- **Private drainage systems:** Septic tanks, cesspits and other private treatment works remain private. Any sewers or lateral drains which form part of these private systems would not have transferred into public ownership unless they drained to the public sewerage network before 01 July 2011.
- **Excluded sewers:** Crown Land (such as prisons) or sewers owned by the Railway Authorities.
- **Drainage systems contained within a common boundary:** Such as retail or caravan parks.

Appendix 2.2

Potential issues for homeowners following the private sewer transfer

Potential issues for homeowners

Assets not shown on the sewer map

Most transferred sewers and lateral drains are not shown on the public sewer map as the Sewerage Undertaker has no records showing where they are located. However, you may see short sections of surveyed pipe within the boundary if the Sewerage Undertaker has visited the site to unblock a sewer pipe for example.

Appendix 2.3 (page 32) includes a diagram which shows typical sewer layouts for properties built before 01 July 2011. However, if you need to know the exact layout of the sewer pipes in the boundary, you may need to carry out your own on-site survey. The property deeds may also contain a plan showing the sewer pipes.

Blockages and pipe responsibilities

The Sewerage Undertaker is responsible for clearing blockages on their **sewers** and **lateral drains**. The homeowner is responsible for clearing blockages on their **private drain** using their own contractor.

If the owner is unsure who is responsible for a pipe, they can call the Sewerage Undertaker and ask them to investigate. If they find the blockage is on a private drain, they may offer to clear the blockage for a fee.

Access rights

The Sewerage Undertaker has a legal right of access to transferred sewer assets to carry out maintenance and repair. They will normally provide notice before visiting the site unless it is an emergency.

Extending the property

You need approval if you intend to build close to a public sewer asset. This includes transferred sewer pipes which may not be shown on the sewer map. **Appendix 3 (page 33)** provides further information about build over approvals.

Properties built after July 2011

Properties in Wales

The Welsh Government enacted Section 42 of the Flood and Water Management Act 2010 on 01 October 2012. It is now mandatory for all new sewers and lateral drains built after this date to be adopted using a Section 104 adoption agreement if they drain to a public sewer.

They also carried out an additional private sewer transfer on 01 April 2013. This transferred the remaining private sewers and lateral drains, built between 01 July 2011 and 01 October 2012, into public ownership.

Therefore, sewers and lateral drains which drain to the public sewer network in Wales, have likely either transferred into public ownership, been adopted or are in the process of being adopted through a Section 104 adoption agreement.

Properties in England

Section 42 of the Flood and Water Management Act 2010 has not yet been implemented in England.

On new developments built after July 2011, the sewers and lateral drains may be adopted using a Section 104 adoption agreement. However, it is not mandatory for these assets to be adopted and not all private sewers and lateral drains may be included in an agreement.

For properties built after July 2011 in England, the property owner may still be responsible for some sections of private sewer and lateral drain. You should check the extent of your liability over any private sewer pipes with the developer or current owner of the property.

Section 42 may be implemented in England in the future. 6 months after Section 42 is introduced there should be an additional private sewer transfer in England. This will adopt private sewers and lateral drains which drain to a public sewer and have been installed since 01 July 2011.

Contact details

The Sewerage Undertaker can clear blockages on public sewer pipes and advise on the ownership of sewer pipes and pumping stations.

Severn Trent Water (England)

Sewer operations team:

- 0800 783 4444
- www.stwater.co.uk

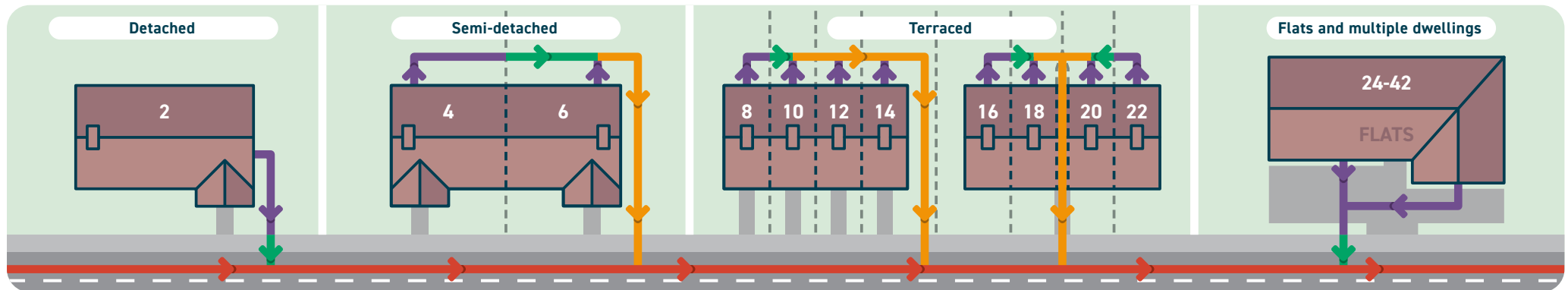
Hafren Dyfrdwy (Wales)

Sewer operations team:

- 0800 085 8033
- www.hdcymru.co.uk

Appendix 2.3

Example sewer layouts for properties built before 01 July 2011



Understanding this diagram

Private sewers and lateral drains transferred into public ownership on 01 October 2011 if they drained to a public sewer before 01 July 2011.

These transferred sewer assets may not be shown on the public sewer map. The diagram on this page explains whether there are likely to be any unplotted transferred assets within the boundary based on the type of property.

This is important if there is a blockage, or you plan to extend the property. **However, not all properties will follow these example layouts.**

For properties built after July 2011, see [Appendix 2.2 \(page 31\)](#).

Sewer pipe responsibilities key

Homeowners are responsible for their:

Private drain: Runs within the boundary and serves only a single property (or multiple properties within one common boundary, like a block of flats).

Sewerage Undertakers are responsible for:

Transferred lateral drains: The part of the private drain running outside the boundary.

Transferred sewers: Sewer pipes serving two or more separate properties.

Existing sewers: Sewer pipes which were already public before the 01 October 2011.

Property types

Detached properties: Usually have a direct unshared connection to the public sewer network. They are less likely to have sections of unplotted public sewer or lateral drain within the boundary, but this is not always the case.

Semi-detached properties: Usually have a shared connection. One of the properties may have an unplotted public sewer and lateral drain within the boundary. This is normally the property which is downstream on the drainage system.

Terraced properties: Usually have a shared connection, which may run through a central alleyway in some cases. Some of the properties are likely to have an unplotted public sewer or lateral drain within the boundary depending on their position within the terrace. Properties on the upstream end of the terrace may only have a private drain within their boundary.

Flats and multiple dwellings: If there are multiple properties within a common boundary (curtilage), such as a block of flats or a caravan park, the sewer pipes within that boundary remain private drains. If you are buying a flat or caravan on the site, you should confirm with the seller or the freehold management company who is responsible for maintaining the private drains.

Appendix 3

Building over or close to public sewer assets

Building close to public sewer pipes

You need the Sewerage Undertaker's approval if you intend to build or extend near a public sewer asset. Please be aware of the following:

- **Diameter of 225mm or less:** You need approval to build within 3 metres of a pipe this size.
- **Diameter of 300mm or above, pumping stations and pressurised sewers:** Contact the build over team for advice before applying so you understand any potential restrictions on developing the property.
- **The private sewer transfer:** Not all public sewers are shown on the public sewer map following the transfer, see [Appendix 2.1-2.3 \(pages 30 to 32\)](#). You may need to carry out your own survey to locate any public sewers within the boundary.

Applying for build over approval

There are two routes to build over approval:

- **Self-certification:** For sewers with a diameter of 150mm or less. Sites where no new connections are needed, and no manholes need to be moved.
- **Formal Agreement:** More complex sites or larger sewers.

The Sewerage Undertakers have dedicated teams to help you with the build over process. If you would like advice, we recommend using the contact details on this page to talk to the responsible build over team.

Their build over web page lists the costs involved and has detailed process documents to help you through each type of build over application.

Previous build over approvals

Before 01 November 2004

Severn Trent Water implemented a new build over policy on 01 November 2004 and became directly responsible for granting build over approval from this date. Previously, the local council were responsible for this process in consultation with Severn Trent Water.

Severn Trent Water are unlikely to hold any records of domestic build overs from before this date and would generally accept the build over if the necessary planning processes were followed with the local council.

In 2018, Hafren Dyfrdwy became responsible for public sewers in Wales which were previously maintained by Severn Trent Water. They are also unlikely to hold any records.

Previously private sewer pipes which became public on 01 October 2011

Before the private sewer transfer, many sewers and lateral drains within property boundaries were private. An exception to this was Section 24 sewers built before 01 October 1937, which were already public.

Homeowners did not need approval from the Sewerage Undertaker to build over their private sewers and lateral drains until they transferred into public ownership on the 01 October 2011.

As long as any build over work took place before the transfer, the Sewerage Undertaker would accept the build over if the necessary planning processes were followed with the local council.

Where the owner has obtained a build over approval from the Sewerage Undertaker

If build over approval has been obtained, the owner of the property should keep any approval letters from the Sewerage Undertaker in their property deeds.

If they no longer have their approval letters, they can request a copy from the Sewerage Undertaker using the contact details on this page. The Sewerage Undertaker will normally only provide copies of the approval letters to the current owner of the property.

Contact details

If you plan to build near a public sewer asset and want further advice, please contact the Sewerage Undertaker:

Severn Trent Water (England)

Build over team:

- 0345 266 7930
- building.over@severntrent.co.uk
- www.stwater.co.uk

Hafren Dyfrdwy (Wales)

Build over team:

- 0345 266 7930
- building.over@hdcymru.co.uk
- www.hdcymru.co.uk

Appendix 4.1

Water pipe responsibilities and building close to public water assets

Water pipe responsibilities

It's important to understand who is responsible for a water pipe in case it needs to be repaired or you are planning to build near the pipe.

Water Undertakers are responsible for the:

- **Water main:** This is the water pipe which normally runs within the road or footpath. In some cases, it may run within private land. Water mains are recorded on the public water map.
- **Communication pipe:** This is the section of pipe running from the public water main up to the external stop tap. It is not normally recorded on the public water map.
- **External stop tap:** This controls the clean water supply to the property. It is usually found near the boundary in a boundary box.

Homeowners are responsible for the:

- **Private supply pipe:** This is the private section of pipe running from the Water Undertaker's external stop tap up to the building.

We have provided a diagram in [Appendix 4.2 \(page 35\)](#) which further explains water pipe responsibilities.

Private supply pipes

The homeowner is responsible for repairs to their private supply pipe. However, you need to be aware of the following:

- **Private supply pipes may not be shown on the public water map:** Water Undertakers usually have no record of the private supply pipes so they are not shown on the public water map. However, you can estimate the likely route of the pipe based on the location of the nearest public water main and the external stop tap. The seller may be able to provide further information.
- **Private supply pipes may be shared with your neighbours:** Some properties, like older semi-detached and terraced houses, have a shared private supply pipe. Homeowners have joint responsibility over sections of shared pipe that serve their property.
- **Private supply pipes may pass through third-party land:** Some private supply pipes may pass through another person's land before reaching the property. If this is the case, you may wish to investigate with the seller whether any separate rights or easements are needed to access, inspect and repair the supply pipe in the other person's land.

Building near public water pipes

If you are planning to build or work near public water pipes, please be aware of the following:

- **No build overs:** Public water pipes cannot be built over in most cases. The water pipe will likely need to be diverted.
- **Protective strip:** For small water pipes, with a diameter of less than 300mm, you are not allowed to build within 3 metres of the pipe. For larger pipes, with a diameter of 300-1000mm, you are not allowed to build within 6 metres of the pipe.
- **Damaging a water pipe can cause flooding damage to the property and you may be liable for repairs:** You should speak to the Water Undertaker's Asset Protection Department about your plans before carrying out any work near a public pipe.

The above advice and the contact details on this page are for properties in Severn Trent Water's and Hafren Dyfrdwy's clean water area.

Other water companies will have similar restrictions and we recommend that you contact them for advice if you are planning to build or work near a public water pipe. [Question 4.1.2 \(page 23\)](#) confirms which Water Undertaker serves the property.

Contact details

If you are planning to build near a public water pipe or want further advice about ownership of specific water pipes, please use the contact details below:

Severn Trent Water (England)

Building near public water pipes:

- 02477 716185
- asset.protection@severntrent.co.uk

Water pipe responsibilities advice:

- 0800 783 4444
- www.stwater.co.uk

Hafren Dyfrdwy (Wales)

Building near public water pipes:

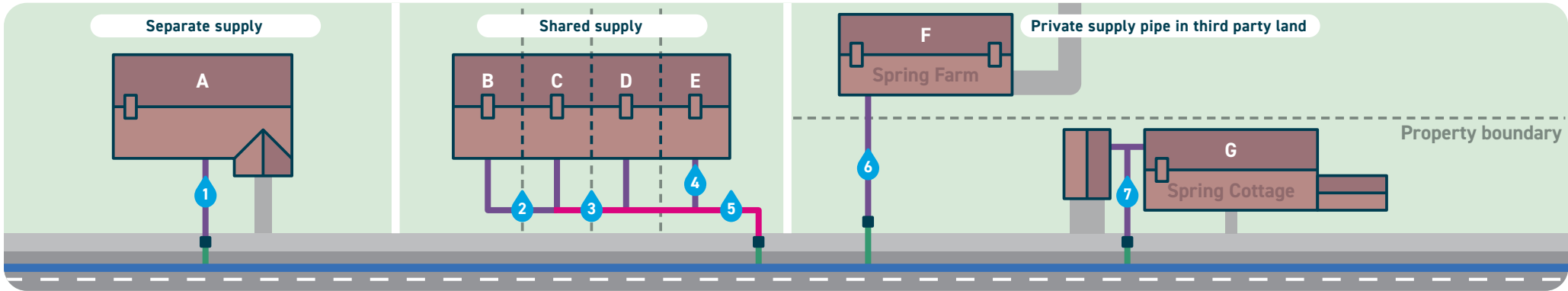
- 02477 716185
- assetprotection@hdcymru.co.uk

Water pipe responsibilities advice:

- 0800 085 8033
- www.hdcymru.co.uk

Appendix 4.2

Water pipe responsibilities diagram



Separate private supply pipe

Properties **A**, **F** and **G** have a private supply pipe that only serves a single property.

Each homeowner is responsible for repairing any leaks on their own private supply pipe.

Leak at	Responsibility for fixing the leak
1	Property A
6	Property F
7	Property G

Shared private supply pipe

Properties **B**, **C**, **D** and **E** have a shared private supply pipe running from a single external stop tap. Property owners have joint responsibility over the sections of shared pipe that serve their property. They also have sole responsibility for sections of pipe which serve only their property.

Leak at	Responsibility for fixing the leak
2	Property B
3	Properties B and C
4	Property E
5	Properties B, C, D and E

Supply pipes in third party land

Property **F** has a private supply pipe which runs through the boundary of property **G**.

The owner of property **F** is responsible for repairing their supply pipe within the boundary of property **G**.

There may be separate rights or easements in place that allow the owner of property **F** to access, inspect and repair their supply pipe in the boundary of property **G**.

If you believe that the supply pipe for the property you are purchasing passes through third party land, you should check these arrangements with the seller.

Water pipe responsibilities key

- Water Undertakers** are responsible for the:
- Water main:** This is the main water pipe which provides water to the local area.
 - Communication pipe:** This pipe connects the water main to the external stop tap.
 - External stop tap / Boundary box:** This controls the water supply to the property.
- Homeowners** are responsible for the:
- Private supply pipe:** This pipe runs from the external stop tap up to the building.
 - Shared private supply pipe:** This is the section of a private supply pipe serving more than one property.

Appendix 5

Complaints procedure

Making a complaint

Here at Severn Trent Searches we aim to consistently provide the highest standards of care. If, however, you don't feel your expectations have been met then we are happy to receive all feedback which may help improve our services in the future.

In the first instance, please make us aware of any errors in the report or failings in our services and we will aim to rectify these as soon as possible. We aim to undertake the necessary action, as within our control, to put things right and, where possible, provide a revised search.

If you feel your complaint can not be resolved informally through initial contact, you can implement our Complaints Procedure, below.

Stage 1

We will acknowledge receipt of your complaint within 2 working days. We will investigate the matter in detail and where possible we will provide a full written response within 10 working days of receipt of your complaint.

Depending on the scale of investigation, should more time be required then we will keep you informed of the progress and update you with new timescales as necessary.

Stage 2

If you are still not satisfied with our response or action you can request a referral to Stage 2 and we will refer the matter to a Senior Manager for resolution.

We will acknowledge receipt of your escalation within 2 working days.

We will investigate the matter in detail and where possible we will provide a full written response within 20 working days of receipt of your complaint.

Depending on the scale of investigation, should more time be required then we will keep you informed of the progress and update you with new timescales as necessary.

How to contact us

Complaints should be sent to:

Email: enquiries@severntrentsearches.com

Tel: 0115 971 3550

Severn Trent Searches
Pure Offices
Sherwood Business Park
Lake View Drive
Nottingham
NG15 0DT

The Property Ombudsman scheme

If you are not satisfied with the resolution offered in the final response then you may refer the complaint to The Property Ombudsman scheme (TPOs). We will co-operate fully with the independent adjudicator during the consideration of a complaint by the TPOs and comply with any decision.

The Ombudsman can award compensation of up to £25,000 to you if the Ombudsman finds that you or your client has suffered actual financial loss, distress or inconvenience. In addition to the TPO redress scheme covering consumers, TPO will also provide redress for small businesses (including Charities and Trusts) that meet the following criteria:

- A small business (or group of companies) with an annual turnover of less than £3million.
- A charity with an annual income of less than £3million.
- A Trust with a net asset value of less than £3million.

How to contact The Property Ombudsman

Complaints should be sent to:

The Property Ombudsman scheme

E-mail: admin@tpos.co.uk

Tel: 01722 333306

Website: www.tpos.co.uk

Milford House
43-55 Milford Street
Salisbury
Wiltshire
SP1 2BP



Appendix 6

CON29DW Drainage and Water Enquiry (DOMESTIC) Terms and Conditions

These Terms govern the basis on which the Report is supplied and the basis upon which the Customer and the Client have relied upon the Report.

Definitions

'Apparatus' means the sewers, disposal mains or lateral drains, water mains, resource mains or discharge pipes and associated infrastructure for which an Undertaker holds statutory responsibility under the Water Industry Act 1991 shown on the map attached to the Report;

'Client' means the person who is the intended recipient of the Report with an actual or potential interest in the Property including their mortgage lender.

'Company' means Severn Trent Property Solutions, the company producing the Report.

'Customer' means the person placing the Order, either on its own behalf as Client, or, as an agent for or a reseller to a Client.

'Order' means any request completed by the Customer requesting the Report in accordance with the Company's order procedure.

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

'Partner Undertakers' means Severn Trent Water Ltd, Hafren Dyfrdwy Ltd or South Staffordshire Water Plc.

'Person' means any individual, firm, body corporate, unincorporated association or partnership.

'Property' means the address or location supplied by the Customer in the Order which satisfies one or more of the requirements set out in paragraph 2.1.

'Purpose' shall have the meaning set out in paragraph 2.2.

'Terms' means these CON29DW Drainage and Water Enquiry (DOMESTIC) Terms and Conditions.

'Third Party Undertaker' means any Undertaker other than a Partner Undertaker.

'Undertaker' means a Sewerage and/or Water Undertaker (both as defined in the Water Industry Act 1991) providing water and sewerage services.

1. Agreement

1.1 The Company agrees to supply the Report to the Customer and, if applicable, the Customer shall provide the Report to the Client, subject to these Terms to the exclusion of all other terms and conditions including any terms and conditions which the Customer and/or Client purports to apply under any Order, confirmation of Order or any other document. The scope and limitations of the Report are described in paragraph 2 of these Terms.

1.2 Where the Customer is not the Client, then the Customer shall ensure that these Terms are brought to the attention of the Client on or prior to the Customer placing the Order and that the Terms are provided with any copy of the Report provided by the Customer to the Client. The Customer is responsible for making sure that the Client is aware of the limitations and exclusions that are contained in these Terms and must draw the Client's attention to any disclaimers set out in the Report.

1.3 The Customer agrees that the placing of an Order for a Report indicates its acceptance of these Terms.

1.4 Where the Customer is placing an Order on behalf of a Client, it warrants and represents to the Company that it is authorised to accept these Terms on behalf of the Client and to bind the Client to these Terms.

2. The Report

2.1 This Report should only be used where the Property, which is the subject of the Report, is:

- **2.1.1** a single, residential, domestic property
- **2.1.2** land or buildings being or to be developed as a single, residential, domestic property.
- **2.1.3** not for carrying out any trade, business or commercial activities.

2.2 The Report is produced solely for use by the Client for the intended purpose of the Report (the "Purpose"). The Purpose is the identification of the location and connection of existing drainage and/or water services at the Property in relation to the individual domestic property transaction in respect of the Property which is in the contemplation of the Client at the time of ordering the Report. The Company shall not be liable in any circumstances in connection with the Report if it is used for any other purpose.

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

- **2.3.1** the information contained in the Report details only the location and connection of

existing drainage and/or water services at the Property at the date stated in the Report;

- **2.3.2** the Company's obligation in respect of the Report is to correctly reproduce and compile the information provided by the Partner Undertakers and any Third Party Information;
- **2.3.3** the Report does not give details about the actual state or condition of the Property or the existing drainage and/or water services nor should it be used or taken to indicate 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 if the Customer or the Client requires;
- **2.3.4** the information contained in the Report is dependent upon the accuracy of the information supplied by the Customer or Client including, but not limited to the address of the Property and any plan of the Property;
- **2.3.5** the statements in the Report marked as "Guidance Notes" are intended to be general statements and advice in addition to the report on the Property. The Company cannot ensure that any such guidance notes are accurate, complete or valid and accepts no liability for such general statements and advice provided; and
- **2.3.6** Without prejudice to all other Terms, the Company accepts responsibility for the inaccuracy of location, or missing apparatus

Appendix 6

Terms and conditions continued

contained in the Maps within the Report that arise as a result of negligence.

- **2.3.7** Notwithstanding clause 2.3.5, for the purposes of this Report, the Company will not seek to rely on any statements and/or disclaimer shown on any Maps which limits liability in relation to the accuracy and/or location of apparatus.

2.4 The Client and/or Customer shall notify the Company as soon as is practicable if it becomes aware of any defect or inaccuracy in the Report.

2.5 In Providing you with this Report, the Company will comply with the Drainage & Water Searches Network (DWSN) Standards.

3. Cancellation rights

As a consumer

3.1 Where the Customer is an individual consumer (and not acting for purposes wholly or mainly relating to their trade, business, craft or profession), they have specific legal rights relating to cancellation of any Order they may place. They may cancel an Order at any time within 14 days after the day on which the contract is entered into ("Cancellation Period").

3.2 To exercise the right to cancel, they must tell the Company of their decision to cancel this contract by a clear statement.

3.3 Where they are ordering a Report as a consumer, due to their cancellation rights, The Company will not process the Order or provide the Report to them

before the end of the Cancellation Period unless they provide their express consent and they acknowledge that they will lose the right to cancel the contract under regulation 29(1) of the Consumer Contracts (Information, Cancellation, and Additional Charges) Regulation 2013.

3.4 In addition to these rights, where the Company is able to, they will cancel any Order in accordance with their cancellation policy, which can be found on:

www.severntrentsearches.com

As a Business

3.5 The Cancellation Period does not apply to the Order if the Customer is placing the Order wholly or mainly for purposes relating to their trade, business, craft or profession.

3.6 If the Customer cancels their Order other than in accordance with this clause they may be liable for the payment of certain fees which are recoverable as detailed in the cancellation policy at:

www.severntrentsearches.com.

4. Limitation of Liability

4.1 The Company does not exclude its liability (if any) to the Customer and/or the Client:

- **4.1.1** for personal injury or death resulting from the Company's negligence;
- **4.1.2** for any matter for which it would be illegal for the Company to exclude or to attempt to exclude its liability;

- **4.1.3** for fraud or fraudulent misrepresentation;
- **4.1.4** for breach of its obligations arising under Section 2 Supply of Goods and Services Act 1982; or
- **4.1.5** arising under Section 2(3) Consumer Protection Act 1987.

4.2 Subject to paragraph 4.1 the Company accepts no responsibility for and excludes its liability (whether for breach of contract, negligence or any other tort, under statute or statutory duty, restitution or otherwise at all) for:

- **4.2.1** any inaccuracy or error in the Report based on incomplete or inaccurate information supplied by the Customer and/or the Client;
- **4.2.2** any use of the Report by the Customer for any purpose other than the Purpose;
- **4.2.3** any change in the location and connection of existing drainage and/or water services at the Property after the date stated in the Report.

4.3 The Company shall not be in breach of these Terms or otherwise liable to the Customer and/or the Client for any failure to provide or delay in providing the Report to the extent that such failure or delay is due to an event or circumstance beyond the reasonable control of the Company including but not limited to any delay, failure of or defect in any machine, processing system or transmission link or any failure or default of a supplier or sub-contractor of the Company or any provider of any third party Information except to the extent that such failure or delay is caused by the negligence of the Company.

5. Intellectual Property Rights

5.1 The Customer acknowledges that the Report they receive is confidential and is intended for (a) their own internal or personal purposes and/or (b) where they are trading as a business, the personal use of the Client. The Report shall not be used or copied (in whole or in part) for any other use whatsoever, whether for commercial gain or otherwise.

5.2 The Company grants the Customer a non-exclusive and non-transferable licence:

- to make copies of the Reports (except the Map) for their own internal purposes;
- to incorporate the Reports (other than the Map) into any written advice they provide in the normal course of their business; and
- to disclose the Reports, where they are trading as a business, in the normal course of their business to:
 - the Client; and or
 - anyone who is acquiring or considering acquiring an interest in or charge over the property to which the Report relates, and their professional advisers.

5.3 The Customer must not alter any part of the Report including altering, removing or obscuring any logos and/or branding which is contained in a Report.

5.4 All intellectual property rights, including trademarks, domain names and copyright in the Reports are owned by the Company and/or its licensors.

Appendix 6

Terms and conditions continued

5.5 Any Maps contained in any Report are protected by Crown Copyright. The Maps must not be used for any purpose other than as part of the Report. Neither the Customer nor anyone to whom it provides the Report may reproduce the Maps without paying for a separate licence from Ordnance Survey.

5.6 No intellectual or other property rights are transferred or licensed to the Customer or where they are trading as a business to the Client or any other person except to the extent set out in these terms.

5.7 The Customer agrees to compensate the Company against any losses, costs, claims, damages and/or expenses which it incurs and/or suffers as a result of any breach of any intellectual property rights or obligations set out in any of the Terms by the Customer, or where the Customer is trading as a business to the Client or any party to whom it provides a copy of the Report.

5.8 The enquiries contained in the Report are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL and must not be used for any purpose outside the context of the Report.

5.9 The obligation to procure the compliance of the Client to the obligations set out in this paragraph 5 and in paragraph 7.5 shall not apply to customers who are bona fide legal advisers recharging the cost of the Report to the Client as a disbursement.

6. Payment

6.1 Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay 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.

7. General

7.1 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.

7.2 Any failure by the Company to enforce any breach of the Terms shall not be deemed to be a waiver of any future breach of the Terms by the Customer or Client.

7.3 Nothing in these Terms shall in any way restrict the Customer or Client's statutory or any other rights of access to the information contained in the Report.

7.4 The Company and the Customer agree and where the Customer is not the Client, the Customer shall procure that the Client agrees that these Terms contain all the terms which the Company and the Customer and/or the Client have agreed in relation to the subject matter of these Terms and supersede any prior written or oral agreements, representations or understandings between any of them in relation to such subject matter. Nothing in this paragraph 7.4 will exclude any liability which one party would otherwise have to another party in respect of any statements made fraudulently.

7.5 The Company may assign, delegate, licence, hold on trust or sub-contract all or any part of its rights and obligations under these Terms. The Customer/Client is not permitted to assign all or any part of its rights and obligations under these Terms and/or under the Report.

Customer complaints procedure

The Company offers a robust complaints procedure which can be found in Appendix 5 and on our website:

www.severntrentsearches.com

If your complaint has gone through our complaints procedure and you are dissatisfied with the response or it has exceeded our response timescales, you may refer your complaint for consideration under The Property Ombudsman Scheme (TPOs).

The Ombudsman can award compensation of up to £25,000 to you if the Ombudsman finds that you or your client has suffered actual financial loss, distress or inconvenience.

You can obtain further information by visiting www.tpos.co.uk or emailing admin@tpos.co.uk.

Severn Trent Searches is a trading name of Severn Trent Property Solutions. Registered in England and Wales no. 08181033

Registered office

Severn Trent Centre
2 St John's Street
Coventry
CV1 2LZ

Sewer record

Trewern House Trewern Trewern Y Trallwng SY21 8EF

[Back to Q1.1](#)



Hafren Dyfrdwy | Sewer record notes

1. Do not scale off this Map. This Map is furnished as a general guide and no warranty as to its correctness is given or implied. This Map must not be relied upon in the event of any development or works in the vicinity of Hafren Dyfrdwy's assets. | 2. On 1 October 2011 most private sewers and private lateral drains transferred to the ownership of Water Companies. Hafren Dyfrdwy does not possess complete records of these assets. These assets may not be displayed on this map. | 3. Reproduction by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database rights 2026. All rights reserved. Ordnance Survey licence number AC0000808122. Document users other than Hafren Dyfrdwy business users are advised that this document is provided for reference purpose only and is subject to copyright, therefore, no further copies should be made from it.

Water record

Trewern House Trewern Trewern Y Trallwng SY21 8EF

[Back to Q1.2](#)



Hafren Dyfrdwy | Water record notes

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Public sewer assets

Maintained by the Sewerage Undertaker

	Public combined gravity sewer
	Public foul gravity sewer
	Public surface water gravity sewer
	Pumping station
	Pressurised combined sewer
	Pressurised foul sewer
	Pressurised surface water sewer

Other symbols

	Foul or Combined manhole
	Surface water manhole
	Fitting
	Chamber
	Abandoned pipe

Other assets

Responsibility varies

	Highway drain: Removes rainwater from public roads and gullies. Usually maintained by the local Highways Authority.
	Culverted watercourse: A watercourse which has been directed underground through a pipe. Not classed as a public sewer asset.
	Overflow pipe: Removes excess water from sewers during a storm. Water company's responsibility if it drains from a public sewer pipe.
	Disposal pipe: Carries effluent to or from a sewage treatment works. Water company's responsibility if it drains from a public works.
	Private sewer assets: The Sewerage Undertaker is not responsible for private sewer assets shown in purple. Eligible private sewer assets that drained to the public sewer network before 01 July 2011 have now transferred into public ownership. Property owners typically remain responsible for the private drain which runs within their boundary and serves only their property. See the Appendices for further information about the private sewer transfer and the status of sewer assets built after 01 July 2011.
	Section 104 or 102 sewers: Private sewer assets shown in green are subject to a Section 104 adoption agreement or application. The developer remains responsible for these assets until they are adopted by the Sewerage Undertaker. In some cases, they may also represent sewers being considered for adoption under Section 102 of the Water Industry Act 1991. See Question 2.6 for sewer adoption information.

Notes

The private sewer transfer: The Sewerage Undertaker does not have a complete record of the private sewers and lateral drains which transferred into public ownership in 2011. These assets may not be shown on the map. See the Appendices for more information about the private sewer transfer.

Unadopted Section 104 and 102 sewers: The public sewer map may not show the final layout of assets which have not yet been adopted. You can check the final (as constructed) layout with the developer if required.

Water assets

Water pipes and ducts

	Water main
	Service pipe / Private pipe
	Aqueduct
	Abandoned pipe
	Duct

Water assets

Fittings

	Valve
	Hydrant
	Washout
	Meter

Further information

For a detailed glossary, please visit: www.severntrentsearches.com/glossary

Search Details

Prepared for: Harrisons Solicitors
Matter: 018794-0004
Client address: 30 Broad Street, WELSHPOOL, SY21 7RR

Property:
Trewern House, Trewern, Trewern, Y Trallwng, SY21 8EF

Data Supplier:
Groundsure
Nile House, Nile Street, Brighton, BN1 1HW

Date Returned:
20/08/2026

Property type:
Residential

This search was compiled by the Data Supplier above and provided by InfoTrack Ltd - t: 0207 186 8090, e: helpdesk@infotrack.co.uk. This search is subject to terms and conditions issued by InfoTrack which can be viewed at www.infotrack.co.uk or supplied on request. This search is also subject to terms and conditions issued by the Data Supplier, available on request. InfoTrack is registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code. Visit www.propertycodes.org.uk for more information.



Trewern House, Trewern, Trewern, Y Trallwng, SY21 8EF



Reference:
ITK0000128910499

Grid reference:
328381 311647

Your reference:
ITK0000128910499

Date:
20 August 2026

Consultant's guidance and recommendations inside.



Customer Support
info@groundsure.com

✓ No significant environmental risks have been identified

Please review all report content, as relevance may vary depending on a client's specific circumstances.

Advisory findings

Review recommendations



Ground stability

Advice available Page 6 →



Radon

Advice available Page 19 →



Planning constraints

Advice available Page 27 →



Planning applications

Advice available Page 21 →



Energy

Advice available Page 29 →



Passed results

Included for context



Contaminated land

Passed Page 2 →



Flooding

Negligible Page 3 →



Coal mining (CON29M)

Pass Page 16 →



Non-coal mining

Pass Page 17 →



Transportation

Not identified Page 35 →

ClimateIndex™

Page 10

Summary →

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding**, **ground stability** and **coastal erosion**.

A

5 years

Negligible

A

30 years

Negligible

Rating key

A

B

C

D

E

F

Negligible risk → High risk

Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**.



Let us know how we are doing!

Scan the QR code to complete a short (1-2 minute) questionnaire. Your feedback helps us better understand how the report is used and continue refining it to suit your needs.

Contaminated land liability

Passed

No significant concerns have been identified as a result of the contaminated land searches.

Past land use

Passed

Waste and landfill

Passed

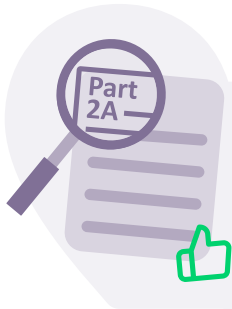
Current/recent land use

Passed

Next steps

Contaminated land liability

None required.



What is Part 2A and why does it matter?

The UK's historical industry can leave behind traces of contamination. To manage this, Part 2A of the Environmental Protection Act was established, a vital legal framework designed to identify and remediate land that poses a genuine risk to public health or the environment.

Flooding

Negligible

No significant concerns have been identified as a result of the flood risk searches. No action required.

Section links

[Building assessment](#) →

Risk to site

River and coastal flooding

Very Low

Surface water flooding

Negligible

Groundwater flooding

Negligible

Past flooding

Not identified

Flood storage areas

Not identified

Risk to building(s)

Very Low

Negligible

Negligible

Not identified

Not identified

FloodScore™ insurance rating

Compiled by Ambiental, a leading flood risk analysis company. [Click here](#)  for details.

Very Low

Next steps

Flooding

None required.



How can this affect insurability & future planning?

Flood risk is a key factor for insurers and local planning authorities. While a property may have never flooded, its location can influence the cost of your premiums and your ability to make changes to the home.

Flooding

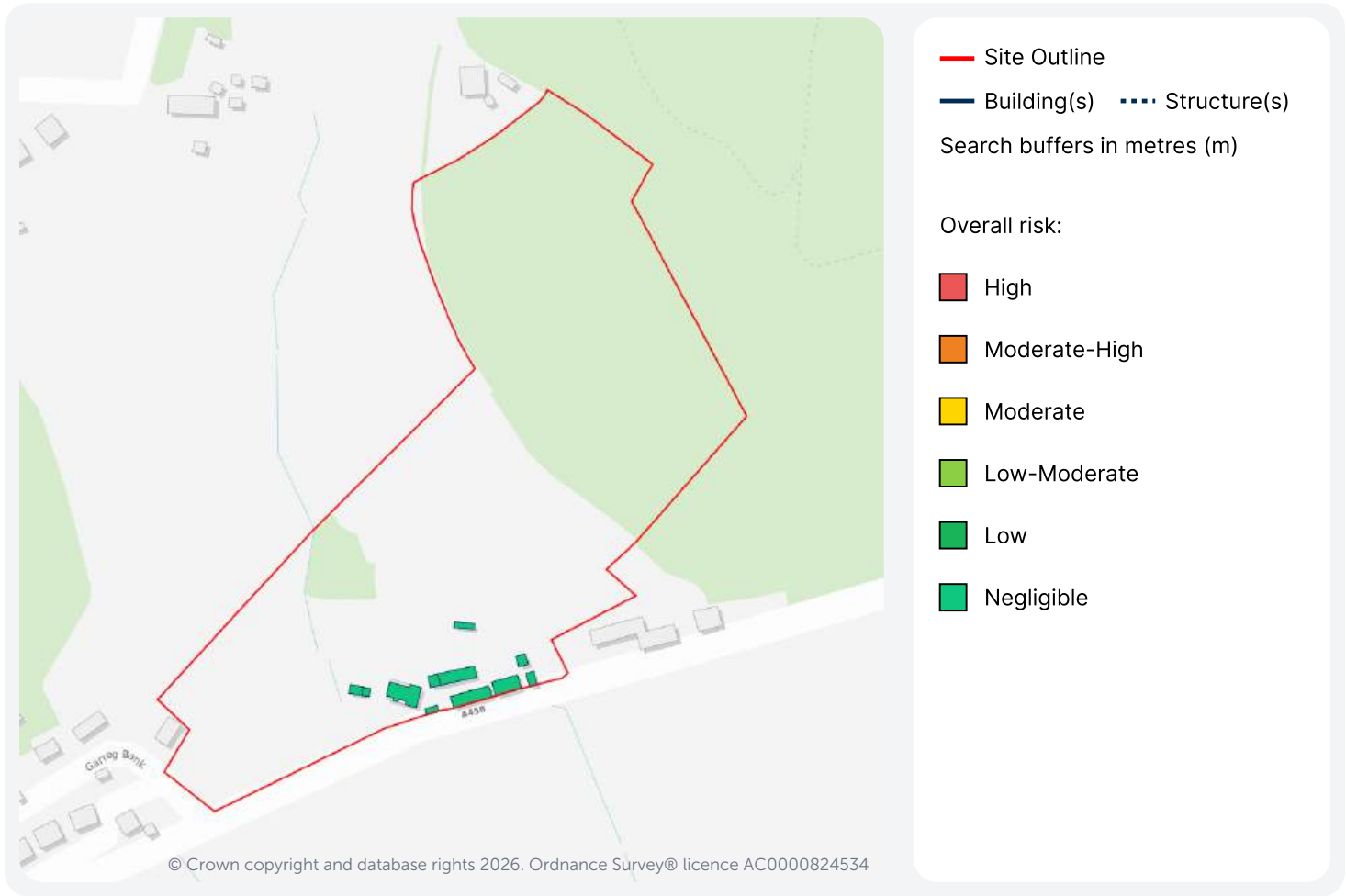
Building assessment ?

This section assesses individual buildings and structures on the site for flood risk based on all main flood sources including river, coastal, surface water, and groundwater. Risk levels shown below may differ from the overall site risk, particularly where terrain or drainage affects buildings differently.

Section links

Back to section summary →

Building assessment →



Flood risk for each building (and other significant structures) at the site (those indicated on the map above) has been assessed using authoritative flood data alongside the Ordnance Survey® National Geographic Database. Further information on the limitations of this data and how it is collected can be found here <https://knowledge.groundsure.com/searches-flooding>.

This assessment considers data on river and coastal flooding, historical flood events, and flood defences provided by the Environment Agency / Natural Resources Wales, and surface water and groundwater flooding from Ambiantal Risk Analytics. In Scotland, Ambiantal Risk Analytics additionally provides the river and coastal flood models.

Description / Location	Overall risk	Rivers & coastal	Surface water	Groundwater	Historical flood (at location)	Flood defences (at location)
Detached House 328343, 311533	Negligible	Very Low	Negligible	Negligible	No	No

Description / Location	Overall risk	Rivers & coastal	Surface water	Groundwater	Historical flood (at location)	Flood defences (at location)
Unknown Building 328408, 311541	Negligible	Very Low	Negligible	Negligible	No	No
Unknown Building 328403, 311551	Negligible	Very Low	Negligible	Negligible	No	No
Unknown Building 328370, 311543	Negligible	Very Low	Negligible	Negligible	No	No
Unknown Building 328358, 311540	Negligible	Very Low	Negligible	Negligible	No	No
Unknown Building 328357, 311525	Negligible	Very Low	Negligible	Negligible	No	No
Unknown Building 328373, 311569	Negligible	Very Low	Negligible	Negligible	No	No
Unknown Building 328377, 311532	Negligible	Very Low	Negligible	Negligible	No	No
Unknown Building 328395, 311538	Negligible	Very Low	Negligible	Negligible	No	No
Unknown Building 328318, 311535	Negligible	Very Low	Negligible	Negligible	No	No
Unknown Building 328323, 311534	Negligible	Very Low	Negligible	Negligible	No	No

Ground stability

Identified

Issues or hazards relating to ground stability have been identified within the vicinity of the property.

Section links

Natural instability →

Natural instability

Searches of natural ground stability data have identified potential ground stability risks.

Shrink-swell hazard

Low

Natural ground subsidence

Moderate →

Landslides

Not identified

Natural cavities

Not identified

Coastal erosion

Not identified

Infilled land

No recorded areas of infilled land or landfill have been identified in the vicinity of the site.

Infilled land

Not identified

Historical landfill sites

Not identified

Sinkholes

No records of sinkholes have been identified in the vicinity of the property.

Reported recent incidents

Not identified

Recorded incidents (Stantec)

Not identified

Historical incidents

Not identified

Next steps

Ground stability

The property is indicated to lie within an area that could be affected by natural instability.

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings
- if the property is in an area at risk of shrink-swell subsidence and has clay drainage pipes, consideration should be given to replacing these with a modern equivalent
- if a residential property, check whether it benefits from an NHBC guarantee or other builder warranty that often covers structural issues. Please note the presence of an NHBC guarantee wouldn't change the risk assessment of this report.



Why do we search beyond the property boundary?

Ground stability refers to the risk of the ground moving due to natural or man-made causes. We assess both the site and the surrounding area, as nearby ground movement can signal wider underground patterns that may eventually affect your home.

Ground stability

Natural instability ?

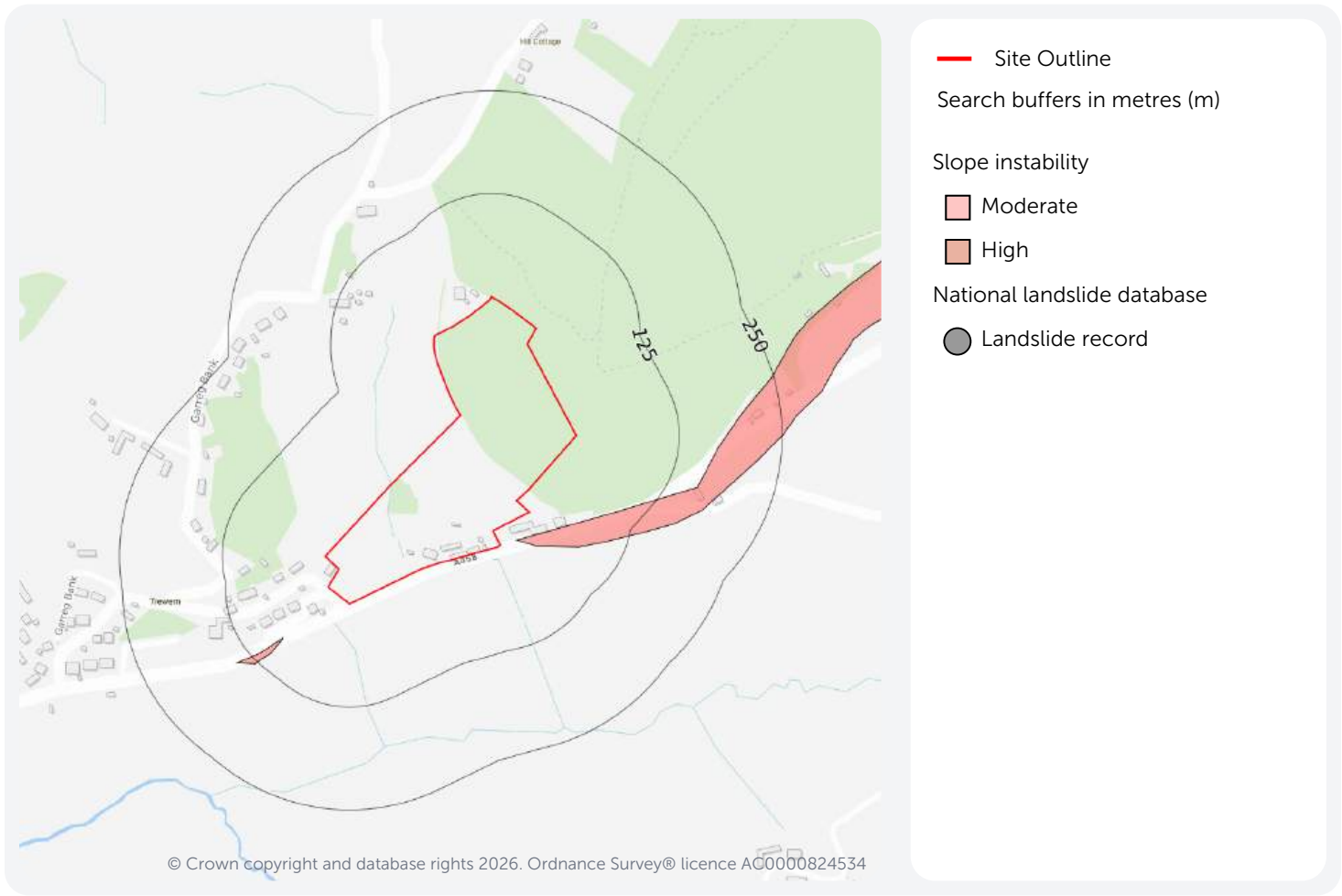
Identified

The data summarised in this section relates to natural hazards or naturally occurring ground conditions that have the potential to cause ground instability and subsidence.

Section links

Back to section summary →

Natural instability →

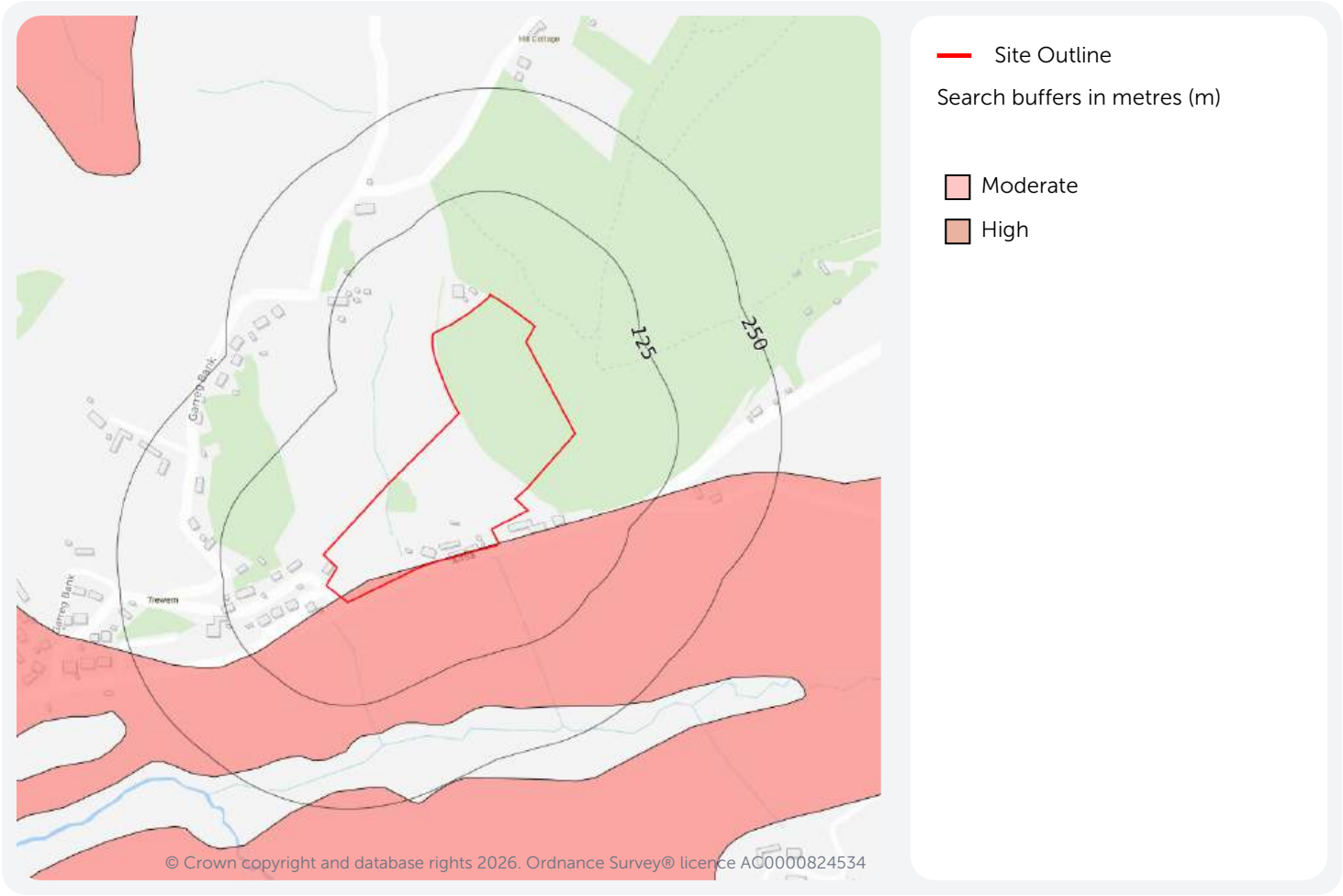


Landslides

The potential for landsliding (slope instability) to be a hazard assessed using 1:50 000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Location	Hazard rating	Details
21m E	Moderate	Slope instability problems are probably present or have occurred in the past. Land use should consider specifically the stability of the site.

This data is sourced from the British Geological Survey.



Compressible deposits

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Location	Hazard rating	Details
On site	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.

This data is sourced from the British Geological Survey.

Future-focused property ratings summarising flood, subsidence and coastal erosion risks over 5 and 30 year periods, aligned with Bank of England reporting requirements.

Physical risks	→	Flooding	→
Ground stability	→	Transition risks (EPC)	→

Negligible



Advice available



Groundsure has in-house experts and online resources that can help you:

- Check out our [ClimateIndex™ clauses](#)  here for actionable guidance on risks associated with climate change;
- Reach out to our in-house experts on info@groundsure.com  or 01273 257755.



Climate change is an evolving risk that some lenders now factor into their financial decisions. We provide projections for 5 years and 30 years to mirror the typical lifespan of a UK mortgage.

ClimateIndex™
Flooding ?

This section summarises the projected change in flood water depths at the site over time as a result of climate change.

Section links

Back to section summary →

- Physical risks → **Flooding** →
- Ground stability → **Transition risks (EPC)** →

The baseline or current flood risk assessment on this property is based on climatic conditions today. If present, the associated flood maps (and other relevant datasets) are visualised in the flood risk section. However, climate change is expected to increase the frequency and severity of weather events that could increase the risk of flooding. Rising sea levels due to climate change could also contribute to increased flood risk in coastal properties.

Ambiental Risk Analytics provides flood risk data that can project the risk from river, coastal and surface water flooding in the future for a range of emissions scenarios (Low emissions - RCP 2.6, medium emissions - RCP 4.5, and high emission - RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of ‘moderate’ assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations.

Climate change scenario	River/coastal flood depth (cm)		Surface water flood depth (cm)	
	5 years	30 years	5 years	30 years
Low emissions	< 20	< 20	< 20	< 20
Medium emissions	< 20	< 20	< 20	< 20
High emissions	< 20	< 20	< 20	< 20

This data is sourced from Ambiental Risk Analytics.

ClimateIndex™

Ground stability ?

This section summarises the projected likelihood of increased ground stability risks from shrink swell clays at the site over time as a result of climate change.

Section links

Back to section summary →

- Physical risks →
- Ground stability →
- Flooding →
- Transition risks (EPC) →

The British Geological Survey (BGS) has created data designed to show the likelihood of an increase in risk from shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change is likely to result in higher temperatures and therefore likely to cause periods of drought and an increase in shrink swell subsidence.

This data has been produced using the Met Office local projections to accurately model predicted rainfall, using the high emissions climate change scenario (RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations.

Rainfall scenario	High rainfall		Average rainfall		Lower rainfall	
	5 years	30 years	5 years	30 years	5 years	30 years
Likelihood of increased risk	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely

This data is sourced from the British Geological Survey

ClimateIndex™

Transition risks (EPC) ?

Transition risks can occur as a result of requirements or obligations to move towards a less polluting, greener economy. This section summarises information relating to any Energy Performance Certificates at the property.

Section links

[Back to section summary](#) →

[Physical risks](#) →

[Flooding](#) →

[Ground stability](#) →

[Transition risks \(EPC\)](#) →

Energy Performance

An Energy Performance Certificate (EPC) contains information about a property's energy use and typical energy costs, alongside recommendations about how to reduce energy use and potentially save money. An EPC also contains an energy efficiency rating: from A (most efficient) to G (least efficient). EPC certificates are valid for 10 years or until a newer EPC is produced. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

i We have not been able to find an EPC relating to the property.

There are a number of potential reasons why a valid EPC has not been found for the property:

- The property is an undeveloped plot and no buildings exist;
- An EPC is not required at the property. Examples may include listed buildings but full details can be found [here](#) .
- The EPC for the property is not yet recorded in the published database. There can be a delay of up to 2 months of a new EPC being lodged and appearing within our report. In the meantime, you can visit gov.uk's [Find an energy certificate](#)  service to search for the EPC for more detail;
- We have been unable to match the address provided when ordering this report to the address on the EPC.

Letting and energy efficiency regulations

Minimum Energy Efficiency Standards (MEES) require all rented properties let in England and Wales to have a minimum EPC rating of 'E'.

If the property has an EPC rating of D or E it is important that you consider required or planned retrofit costs against any anticipated equity gain.

Conversely, if energy efficiency is improved at the property through investment in recommended measures, you may be able to unlock improved rates through the increasing number of green mortgages on the market from lenders. A number are now looking at incentivising landlords to invest in energy improvement measures, including reduced or tapered rates once works have been completed. This may have a beneficial effect on the annual profitability of the rental.

Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered.

Government guidelines and proposals (presented in the Government's consultation on [Improving the energy performance of privately rented homes in England and Wales](#) ) are summarised below.

1st April 2020

Future proposal - 2028

Future proposal - 2030

All rented properties to be E of above

Cost cap for improvements:
£3,500

Proposal for higher standard of
energy efficiency for new tenancies

Cost cap for improvements:
£15,000

Proposal for higher standard of
energy efficiency for all tenancies

Cost cap for improvements:
£15,000

Properties can be exempt from these requirements though this may not pass to the new owner or landlord upon sale. Any exemptions will need to be registered on the PRS Exemptions Register. [Click here](#) for more information on exemptions and how to register them.

Coal mining (CON29M)

Pass

The site has not been identified in an area that is likely to be impacted by coal mining activities. No further action is required.



Next steps

Coal mining areas

None required.



What are your legal protections?

The Coal Authority, a government body, has specific statutory duties to manage risks associated with historic coal mining. Unlike other environmental hazards where the owner is often responsible, coal mining comes with a unique legal safety net for homeowners.

Non-coal mining ?

Pass

Groundsure considers the property to be acceptably free from non-coal mining related settlement or subsidence risk.

Consultant's assessment

The non-coal mining assessment was completed using a detailed risk assessment designed by qualified geological consultants.

Mining features

Records relating to recorded mining areas or activity have been identified in the vicinity of the site but are not considered to be of note.

Mining records

Records relating to recorded mining areas or activity have been identified in the vicinity of the site but are not considered to be of note.

Historical features

Historical mapping has identified mining features in the vicinity of the site but these are not considered to be of note.

Geological features

No geological features indicative of mining activity or other sources of ground instability have been identified in the vicinity of the site.

Assessment results

Pass

Mining features

Not identified

Mine plans

Not identified

Researched mining

Pass

BritPits

Pass

Mineral Planning Areas

Not identified

Non-coal mining areas

Not identified

Mining cavities

Not identified

Coal mining areas

Not identified

Cheshire Brine areas

Not identified

Gypsum areas

Not identified

Tin mining areas

Not identified

Non-coal mining

Pass

Coal and associated mining

Not identified

Industry associated with mining

Not identified

Artificial and made ground

Not identified

Mineral veins

Not identified

Next steps

Non-coal mining

- We consider the property to be acceptably free from non-coal mining related settlement or subsidence risk.



Why does a consultant's review matter?

While coal mining has a national safety net, other types of mining do not have a government body responsible for remediation. To help give clarity to complex data we have a team of in-house mining consultants who manually assess the true risk to your property.

Radon

Identified

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 5% and 10%.

Section links

Radon →

Next steps

Radon

The property is in an area where elevated radon levels are expected to be found in 5-10% of properties.

- Due to the age of the property, radon protection measures should not be expected to be present within the property unless recently installed;
- Enquire with the seller if they have completed a 3 month radon test and what the results were. If they have not had one completed, carry out a radon test at the property. The most accurate testing kits run for 3 months and can be obtained from UK Radon <https://www.ukradon.org/services/orderdomestic> 
- Further information is available here <https://knowledge.groundsure.com/searches-radon> 



Why does our result differ from the free radon checker?

Radon is a naturally occurring radioactive gas that can seep into homes from the ground. While many buyers use the free, publicly available radon maps to check their risk, our premium report uses significantly higher resolution data to provide a more precise assessment.

Radon

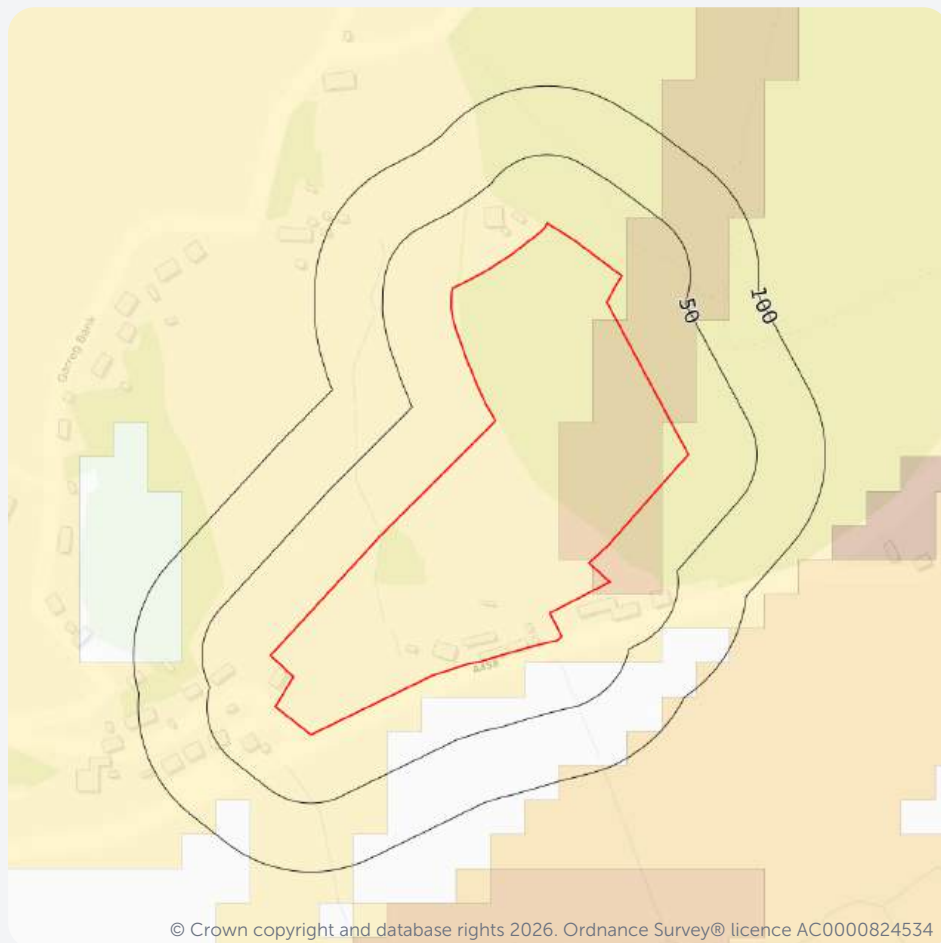
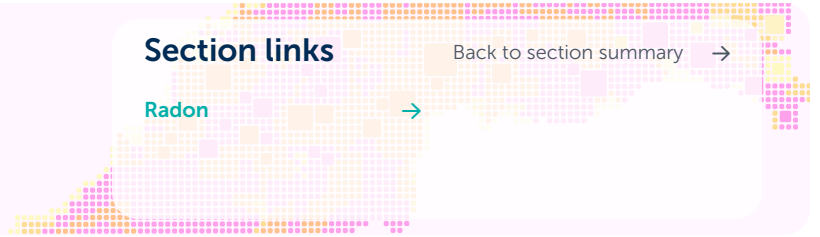
Identified

The property lies within a radon affected area.

Section links

[Back to section summary](#) →

[Radon](#) →



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— Site Outline
Search buffers in metres (m)

-  Greater than 30%
-  Between 10% and 30%
-  Between 5% and 10%
-  Between 3% and 5%
-  Between 1% and 3%
-  Less than 1%

The property is in a radon affected area, meaning there is an increased risk that properties will contain elevated levels of radon.

In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from UK Health Security Agency (UKHSA) or www.ukradon.org .

Radon is a colourless, odourless radioactive gas present in all areas of the United Kingdom, usually at levels that pose a negligible risk. However, the property is situated in an area where levels of radon can be much higher and pose a health risk. High levels of radon can cause lung cancer, particularly for smokers and ex-smokers. The higher the level and the longer the period of exposure, the greater the risk.

This data is sourced from the British Geological Survey/UK Health Security Agency.

Planning ?

Identified

Planning applications have been identified at or in proximity of the property. Protected areas have been identified within 50 metres of the property.

Section links

Planning applications →

Planning constraints →

Planning applications

Using Local Authority planning information supplied and processed by Serac Tech dating back 7 years, this information is designed to help you understand possible changes to the area around the property.

Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

1

Home improvement

searched to 250m →

0

Small residential

searched to 250m

2

Medium residential

searched to 500m →

1

Large residential

searched to 750m →

12

Mixed and commercial

searched to 750m →

Please note the links for planning records were extracted at the time the application was submitted therefore some links may no longer work. In these cases, the application details can be found by entering the application reference manually into the Authority's planning website. In order to understand this planning data better together with its limitations you should read the full detailed limitations [Click here](#) ↗.

Planning constraints

Protected areas have been identified within 50 metres of the property.

Environmental designations

Identified →

Visual and cultural designations

Identified →

Next steps

Environmental designations

The property lies within 50m of an environmentally protected site or area.

- seek further guidance from the local planning department on any likely restrictions if considering any property development

Visual and cultural designations

The property lies within 50m of a visually or culturally protected site or area.

- seek further guidance from the local planning department on any likely restrictions if considering any property development



How will this affect your future plans?

This section isn't just a list of nearby building projects; it's a potential forecast of your neighbourhood. By looking at local planning applications and land constraints, you get a clear picture of how the area is evolving and what you can and cannot do with your own property.

Planning

Planning applications ?

Identified

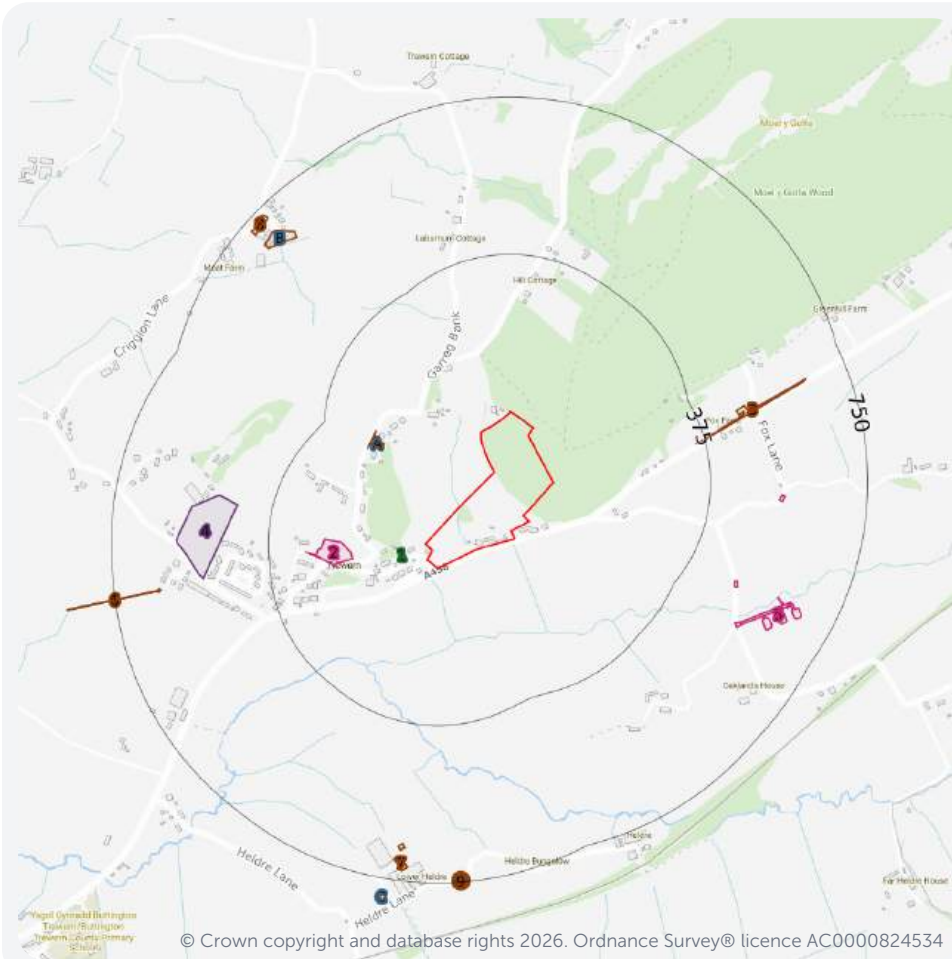
Planning applications have been identified at or in proximity of the property.

Section links

Back to section summary →

Planning applications →

Planning constraints →



— Site Outline

Search buffers in metres (m)

- Grouped applications
- Home improvement applications
- Home improvement applications (polygon)
- Small residential applications
- Small residential applications (polygon)
- Medium residential applications
- Medium residential applications (polygon)
- Large residential applications
- Large residential applications (polygon)
- Mixed and commercial applications
- Mixed and commercial applications (polygon)

Home improvement applications searched to 250m

1 home improvement planning applications within 250m from the property have been submitted for planning permission during the last seven years. These applications relate to developments associated with an existing residential address. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 1 Distance: 53 m Direction: SW	Application reference: 21/0851/HH Application date: 20/05/2021 Council: Powys	Address: Bro A Bryn Tre-Wern Welshpool SY21 8EA Project: Building Extension and Refurbishment Last known status: Approved Decision date: 03/08/2021	Link

The data is sourced from Serac Tech

Medium residential applications searched to 500m

2 medium residential developments within 500m from the property have been submitted for planning permission during the last seven years. Medium residential developments are considered to be residential builds of 3-9 dwellings. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 2 Distance: 177 m Direction: W	Application reference: 20/0353/RES Application date: 05/03/2020 Council: Powys	Address: Land Adjoining To Severn Oaks Garreg Bank Trewern Welshpool Powys SY21 8EA Project: Reserved Matters for 5 Dwellings (Scale/Appearance/Siting/Landscaping) Last known status: Approved Decision date: 13/10/2021	Link
ID: 5 Distance: 492 m Direction: SE	Application reference: 22/0804/FUL Application date: 09/05/2022 Council: Powys	Address: At Land SE Of Trewern House Trewern Welshpool Powys Project: 3 Holiday Units (Installation & Access) Last known status: Withdrawn Decision date: 12/08/2022	Link

The data is sourced from Serac Tech

Large residential applications searched to 750m

1 large residential developments within 750m from the property have been submitted for planning permission during the last seven years. Large residential developments are considered to be residential builds of over 10 dwellings. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 4 Distance: 458 m Direction: W	Application reference: 24/1839/FUL Application date: 18/12/2024 Council: Powys	Address: Land At Gate Farm Criggion Lane Trewern Welshpool Powys SY21 8EE Project: 40 Affordable Dwellings Last known status: Approved Decision date: 18/12/2025	Link

The data is sourced from Serac Tech

Mixed and commercial applications searched to 750m

12 mixed and commercial developments within 750m from the property have been submitted for planning permission during the last seven years. Mixed and commercial developments are considered to be any other development that can be mixed use of commercial and residential development or purely commercial. This section also includes any planning applications that do not have a classification and these could be residential, commercial or a mixture of both. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: A Distance: 229 m Direction: NW	Application reference: 23/1176/FUL Application date: 09/08/2023 Council: Powys	Address: The Sycamores Garreg Bank Trewern SY21 8EA Project: 2 Mobile Shepherd's Huts (Holiday Accommodation) Last known status: Approved Decision date: 30/01/2024	Link
ID: A Distance: 229 m Direction: NW	Application reference: 21/2254/FUL Application date: 12/01/2022 Council: Powys	Address: The Sycamores Garreg Bank Trewern Welshpool SY21 8EA Project: Holiday Accommodation (Change of Use) Last known status: Refused Decision date: 22/08/2022	Link
ID: 3 Distance: 358 m Direction: E	Application reference: 20/1284/FUL Application date: 18/08/2020 Council: Powys	Address: Fox Farm Cottage Tre-wern Welshpool Powys SY21 8EH Project: Agricultural Storage Shed (Retrospective) Last known status: Approved Decision date: 18/02/2021	Link
ID: 6 Distance: 639 m Direction: W	Application reference: 22/1925/FUL Application date: 21/11/2022 Council: Powys	Address: Gate Farm Criggion Lane Tre-wern Welshpool Powys SY21 8EE Project: Sewage Treatment Plant Installation Last known status: Approved Decision date: 13/03/2023	Link
ID: B Distance: 640 m Direction: NW	Application reference: 22/1584/CLE Application date: 27/09/2022 Council: Powys	Address: 6 Fair View Tre-Wern Welshpool SY21 8DW Project: Breach of Showmen's Guild Occupancy Condition Last known status: Approved Decision date: 31/10/2022	Link
ID: C Distance: 662 m Direction: S	Application reference: 21/0674/FUL Application date: 15/04/2021 Council: Powys	Address: Lower Heldre Heldre Lane Buttington Welshpool SY21 8TD Project: Manure Store and Slurry Tower Development Last known status: Approved Decision date: 23/08/2022	Link
ID: B Distance: 664 m Direction: NW	Application reference: 23/1580/CLE Application date: 11/10/2023 Council: Powys	Address: 5, Fair View (mobile Unit) Trewern Welshpool SY21 8DW Project: Certificate of Lawfulness for Mobile Unit as Dwelling House Last known status: Approved Decision date: 04/12/2023	Link

ID	Details	Description	Online record
ID: B Distance: 676 m Direction: NW	Application reference: 25/1399/CLE Application date: 14/10/2025 Council: Powys	Address: 4 Fair View Trewern Welshpool SY21 8DW Project: Lawful Development Certificate Application Last known status: Approved Decision date: 20/10/2025	Link 
ID: 7 Distance: 690 m Direction: S	Application reference: 21/1862/FUL Application date: 22/11/2021 Council: Powys	Address: Lower Heldre Heldre Lane Buttington Welshpool SY21 8TD Project: Agricultural Building Development Last known status: Approved Decision date: 20/01/2022	Link 
ID: 8 Distance: 713 m Direction: NW	Application reference: 22/1661/FUL Application date: 15/11/2022 Council: Powys	Address: 1 Fair View Trewern Welshpool SY21 8DW Project: Workshop Development (Part Retrospective) Last known status: Approved Decision date: 05/10/2023	Link 
ID: C Distance: 737 m Direction: S	Application reference: 26/0332/FUL Application date: 25/03/2026 Council: Powys	Address: Lower Heldre Heldre Lane Buttington Welshpool SY21 8TD Project: Silage Clamp Last known status: Approved Decision date: 13/07/2026	Link 
ID: 9 Distance: 747 m Direction: S	Application reference: 24/1410/FUL Application date: 29/10/2024 Council: Powys	Address: Lower Heldre Heldre Lane Buttington Welshpool SY21 8TD Project: Agricultural Infrastructure (Silage Clamp & Effluent Tank) Last known status: Approved Decision date: 13/01/2025	Link 

The data is sourced from Serac Tech

Planning

Planning constraints ?

Identified

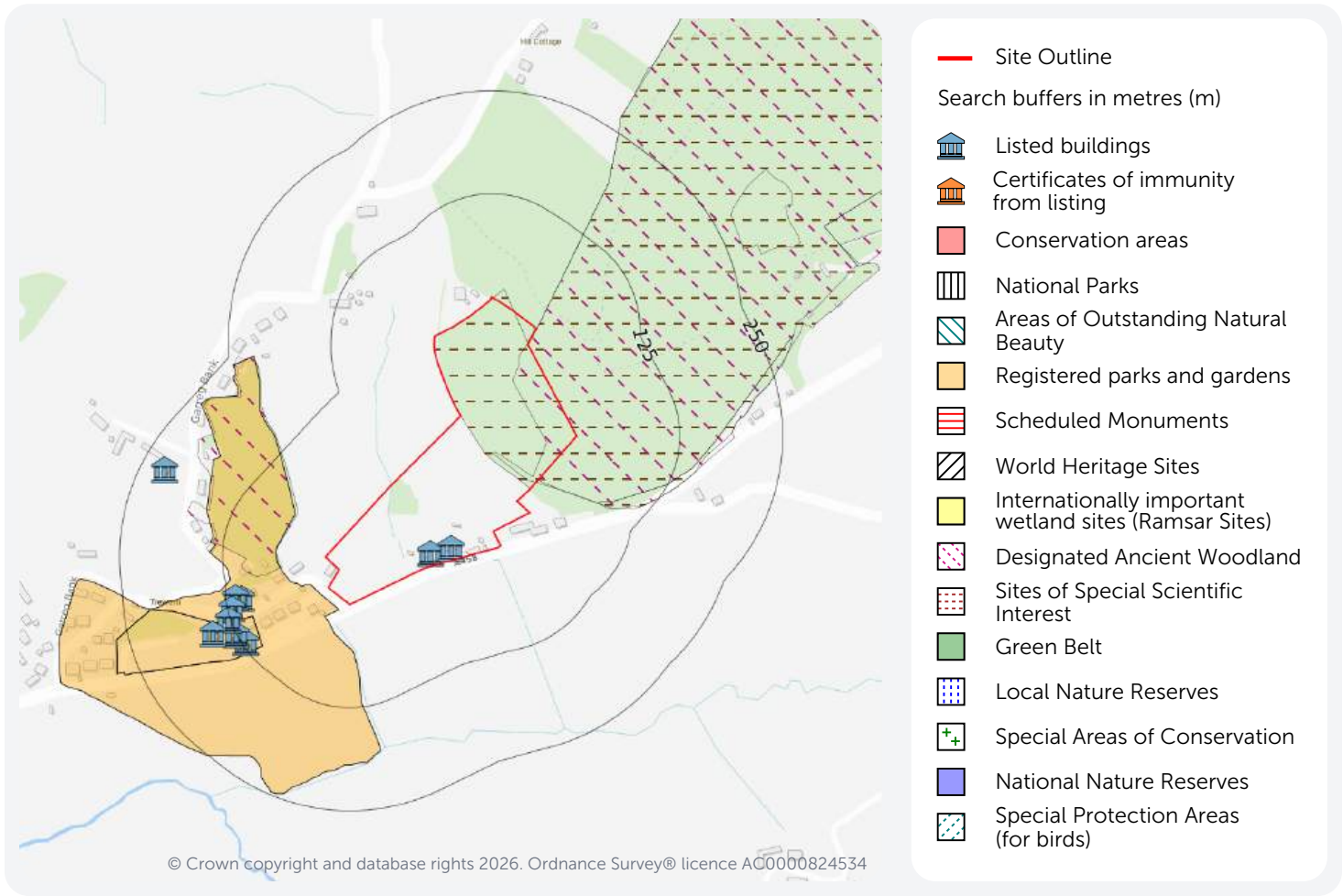
Protected areas have been identified within 50 metres of the property.

Section links

Back to section summary →

Planning applications →

Planning constraints →



Sites of Special Scientific Interest

Sites of Special Scientific Interest (SSSIs) are nature conservation sites chosen because they are significantly important natural habitats for animals or plants or significant geologically. They are designated under the Wildlife and Countryside Act 1981. This national network of sites are subject to strict regulations, protecting against any developments on them.

Distance	Direction	SSSI Name	Data Source
0	on site	Moel y Golfa	Natural Resources Wales

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information see <https://www.gov.uk/guidance/protected-areas-sites-of-special-scientific-interest>

Designated Ancient Woodland

Ancient Woodland are areas that are believed to have had a continuous woodland cover for at least 400 years and have a higher nature conservation value than those that have developed recently. Any development within an area of ancient woodland will be extremely restricted.

Distance	Direction	Ancient Woodland Name	Ancient Woodland Type
0	on site	Unknown	Restored Ancient Woodland Site

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information please see www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences for further information

Listed Buildings

The presence of listed buildings means there will be extra control over what changes can be made to that building's interior and exterior. If the property itself is a listed building, owners will need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of the property and the work approved may increase costs.

Distance	Direction	Name	Grade	Listed building reference number	Listed date
0	on site	Trewern House (Also Known As Trewern Farmhouse) (South)	II*	7917	11/03/1981
0	on site	Barn To East Of Trewern House, The Building Lies On The E Side Of The Farmyard, In Visual Association With The House.	II	7918	11/03/1981

This data was sourced from Historic Wales. For more information please see <https://historicwales.gov.uk/>

Registered Parks and Gardens

Registered parks or gardens are a designed landscape considered of historic interest.

Although the inclusion of a historic park or garden on the register in itself brings no additional statutory controls, local authorities are required by central government to consider registration material in planning terms, so local planning authorities must take into account the historic interest of the site when determining whether or not to grant planning permission.

Distance	Direction	Name	Grade
12 m	SW	Maesfron	

This data is sourced from Historic Wales. For more information please see <http://cadw.gov.wales/historicenvironment/protection/historicparksandgardens/?lang=en>

Energy ?

Identified

The property has been identified to lie within the search radius of one or more energy features detailed below.

Section links

Wind and solar →

Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas

Not identified

Oil and gas wells

Not identified

Wind and solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Planned multiple wind turbines

Identified →

Planned single wind turbines

Identified →

Existing wind turbines

Identified →

Proposed solar farms

Identified →

Existing solar farms

Not identified

Energy Infrastructure

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

Power stations

Not identified

Energy infrastructure

Not identified

Projects

Not identified

Next steps

Wind

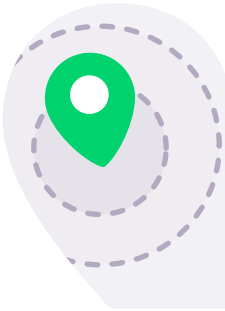
Existing or proposed wind installations have been identified within 10km.

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

Solar

Existing or proposed solar installations have been identified within 5km of the property.

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property



Why do we search such a large area?

We look far beyond your property boundary and uniquely digitise energy project footprints. This provides the full context of the area’s energy profile, helping you understand how the neighbourhood is evolving and what your future surroundings might look like.

Energy
Wind and solar ?

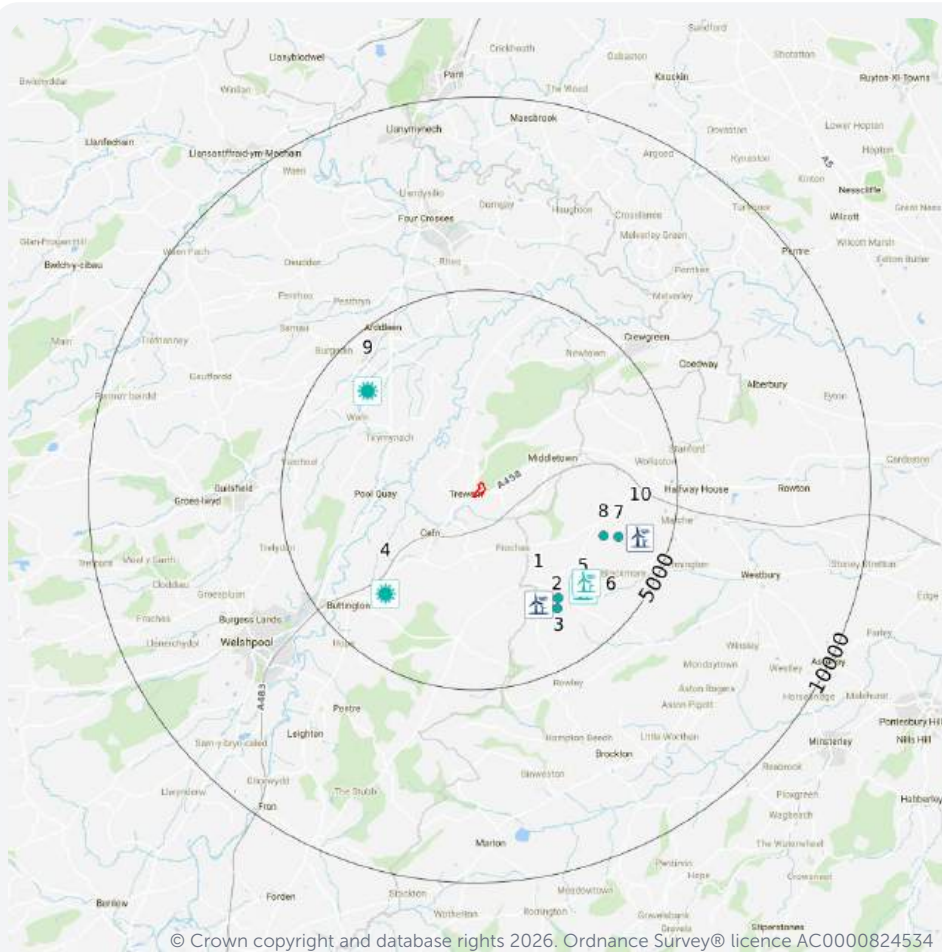
Identified

The data summarised in this section relates to the location of current and planned wind farms/turbines and solar farms.

Section links

Back to section summary →

Wind and solar →



Site Outline

Search buffers in metres (m)



Wind farms



Proposed wind farms



Proposed wind turbines



Existing and agreed solar installations



Proposed solar installations

Wind farms

An active wind farm, group of turbines or individual wind turbine has been identified within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

This data is sourced from the UK Wind Energy Database supplied by Renewable UK. Groundsure recommends further independent research with Renewable UK of any sites of interest to determine exact locations and details of the projects.

A wind farm or group of turbines or individual wind turbine has been proposed within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

ID	Distance	Direction	Details	
5	3-4 km	SE	Site Name: Woodlands, Westbury, Shrewsbury, Shropshire, SY5 9RN Planning Application Reference: 10/03157/FUL Type of Project: 2 Wind Turbines	Application Date: 2010-07-23 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of two micro generating wind turbines on a 12.39m monopole with blade length of 6.44m. Approximate Grid Reference: 331055, 309060
6	3-4 km	SE	Site Name: Woodlands, Westbury, Shrewsbury, Shropshire, SY5 9RN Planning Application Reference: 10/05219/FUL Type of Project: 2 Wind Turbines	Application Date: 2010-11-29 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 2 vertical wind turbines on 10.4m monopoles with 6.44m blade length together with application under section 73a of the town and country planning act 1990 for retrospective consent for an 1kw horizontal axis turbine on a m Approximate Grid Reference: 331055, 309060

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 10,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details
2	3-4 km	SE	Site Name: Wood Leasowes, Blackmore, Westbury, Shrewsbury, Shropshire, SY5 9SA Planning Application Reference: 15/02523/FUL Type of Project: Wind Turbine Application Date: 2015-07-09 Planning Stage: Detail Plans Granted Project Details: Scheme comprises Installation and commissioning of one wind turbine with a 18.04m hub height and a 28.5m tip height. Approximate Grid Reference: 330045, 308751
3	3-4 km	SE	Site Name: Wood Leasowes Blackmore, Westbury, Shrewsbury, Shropshire, SY5 9SA Planning Application Reference: 11/05017/FUL Type of Project: Wind Turbine Application Date: 2011-11-02 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a 15m high wind turbine with blade length of 4.85m. Approximate Grid Reference: 330045, 308751
7	3-4 km	E	Site Name: Hargreaves Farm, Halfway House, Shrewsbury, Shropshire, SY5 9DH Planning Application Reference: 14/01802/FUL Type of Project: Wind Turbine Application Date: 2014-03-28 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a wind turbine with control box and associated works. Approximate Grid Reference: 331980, 310434
8	3-4 km	E	Site Name: Hargreaves Farm, Halfway House, Shrewsbury, Shropshire, SY5 9DH Planning Application Reference: 13/04228/FUL Type of Project: Wind Turbine Application Date: 2013-10-22 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of a 50Kw 36.7m high wind turbine (46.3m blade height) with control box and all associated works. Approximate Grid Reference: 331980, 310434

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed solar installations

There is a planning permission application relating to a solar farm or smaller installation near to the property.

Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

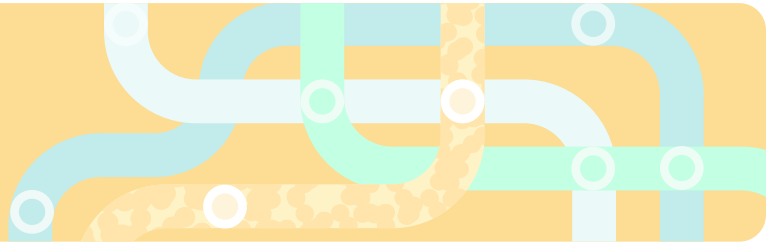
ID	Distance	Direction	Address	Details
4	3-4 km	SW	Buttington Old Hall, Buttington, Welshpool, Powys, SY21 8ST	Applicant name: Mr Robert Prycejones Application Status: Pending Consideration Application Date: 13/01/2022 Application Number: 21/2360/FUL Installation of ground mounted Solar PV arrays
9	3-4 km	NW	Land at Burgedin Wern Farm, Nr Guilsfield, Welshpool, Powys, SY21 9LQ	Applicant name: Mr George Whitworth Application Status: - Application Date: 15/09/2014 Application Number: P/2014/0954 Full: Erection of a single row of ground based photovoltaic panels

This data is sourced from Serac Tech and Glenigan.

Transportation

Not identified

The property has not been identified to lie within the specified distance of one or more of the transportation features detailed below.



HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 route

Not identified

HS2 safeguarding

Not identified

HS2 stations

Not identified

HS2 depots

Not identified

HS2 noise

Not assessed

HS2 visual impact

Not assessed

Crossrail

The property is not within 250 metres of the Crossrail 2 project.

Crossrail 2 route

Not identified

Crossrail 2 stations

Not identified

Crossrail 2 worksites

Not identified

Crossrail 2 safeguarding

Not identified

Crossrail 2 headhouse

Not identified

Other railways

The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

Active railways and tunnels

Not identified

Historical railways and tunnels

Not identified

Railway and tube stations

Not identified

Underground

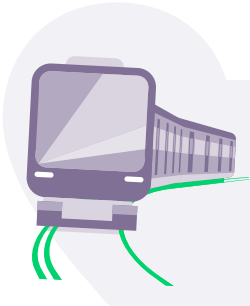
Not identified



Next steps

Transportation

None required.



How will the area's connectivity change?

Transport projects can drive change in a neighbourhood. This section complements the planning data by combining historical infrastructure with future development plans, providing a complete picture of how the area is connected today and how that might shift in the future.

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land		Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified	Pollution incidents	Not identified
Former tanks	Not identified	Flooding	
Former energy features	Not identified	Risk of flooding from rivers and the sea	Not identified
Former petrol stations	Not identified	Flood storage areas: part of floodplain	Not identified
Former garages	Not identified	Historical flood areas	Not identified
Former military land	Not identified	Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified	Flood defences	Not identified
Waste site no longer in use	Not identified	Surface water flood risk	Not identified
Active or recent landfill	Not identified	Groundwater flooding	Not identified
Former landfill (from Environment Agency Records)	Not identified	Natural instability	
Active or recent licensed waste sites	Not identified	Property shrink-swell assessment	Not identified
Recent industrial land uses	Not identified	Shrink-swell clays	Not identified
National Geographic Database (NGD) - Current or recent tanks	Not identified	Landslides	Identified
Current or recent petrol stations	Not identified	National landslide database	Not identified
Hazardous substance storage/usage	Not identified	Running sands	Not identified
Sites designated as Contaminated Land	Not identified	Compressible deposits	Identified
Historical licensed industrial activities	Not identified	Collapsible deposits	Not identified
Current or recent licensed industrial activities	Not identified	Dissolution of soluble rocks	Not identified
Local Authority licensed pollutant release	Not identified	Natural cavities	Not identified
Pollutant release to surface waters	Not identified	Coastal Erosion	
Pollutant release to public sewer	Not identified	Complex cliffs	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified	Projections with intervention measures in place	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified	Projections with no active intervention	Not identified

Infilled land		Mining features	
Infilling from historical mapping	Not identified	BGS mine plans	Not identified
Active landfill sites	Not identified	Mining records	
Historical landfill (from Environment Agency records)	Not identified	BritPits	Identified
Historical landfill (from Local Authority and historical mapping records)	Not identified	Mineral Planning Areas	Not identified
Sinkholes		Non-coal mining areas	Not identified
Reported recent incidents	Not identified	Mining cavities	Not identified
Recorded incidents (Stantec)	Not identified	Coal mining areas	Not identified
Historical incidents	Not identified	Brine areas	Not identified
Climate change		Gypsum areas	Not identified
Flood risk (5 and 30 Years)	Identified	Tin mining areas	Not identified
Ground stability (5 and 30 Years)	Identified	Historical Features	
Complex cliffs	Not identified	Non-coal mining	Identified
Projections with active management or intervention measures in place	Not identified	Coal and associated mining	Not identified
Projections with no active management plan or intervention	Not identified	Industry associated with mining	Not identified
Mining features		Geological features	
Mine entries	Not identified	Artificial and made ground (10k)	Not identified
Mineralised veins	Not identified	Linear features - mineral veins (10k)	Not identified
Surface workings	Not identified	Artificial and made ground (50k)	Not identified
Surface features	Not identified	Linear features - mineral veins (50k)	Not identified
Underground mine workings	Not identified	Radon	
Reported subsidence	Not identified	Radon	Identified
Mine waste tips	Not identified	Planning Applications	
Secured features	Not identified	Home improvement applications searched to 250m	Identified
Licence boundaries	Not identified	Small residential applications searched to 250m	Not identified
Researched mining	Identified	Medium residential applications searched to 500m	Identified
Mining Record Office plans	Not identified		

Planning Applications

Large residential applications searched to 750m	Identified
Mixed and commercial applications searched to 750m	Identified

Planning constraints

Sites of Special Scientific Interest	Identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Identified
Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Identified

Oil and gas

Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified

Wind and solar

Wind farms	Identified
Proposed wind farms	Identified

Wind and solar

Proposed wind turbines	Identified
Existing and agreed solar installations	Not identified
Proposed solar installations	Identified

Energy

Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	Not identified

Transportation

HS2 route: nearest centre point of track	Not identified
HS2 route: nearest overground section	Not identified
HS2 surface safeguarding	Not identified
HS2 subsurface safeguarding	Not identified
HS2 Homeowner Payment Zone	Not identified
HS2 Extended Homeowner Protection Zone	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise and visual assessment	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Not identified
Railway tunnels	Not identified
Active railway stations	Not identified



Transportation

Historical railway infrastructure	Not identified
Abandoned railways	Not identified
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified

Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations 

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Avista report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference 

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

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

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755.

Email: info@groundsure.com 

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk 

We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see www.groundsure.com/remediation  for full details.

Energy performance certificate (EPC)

Trewern House Trewern WELSHPOOL SY21 8EF	Energy rating E	Valid until:	5 September 2036
		Certificate number:	6136-5121-4600-0375-6202

Property type	Detached house
Total floor area	207 square metres

Rules on letting this property

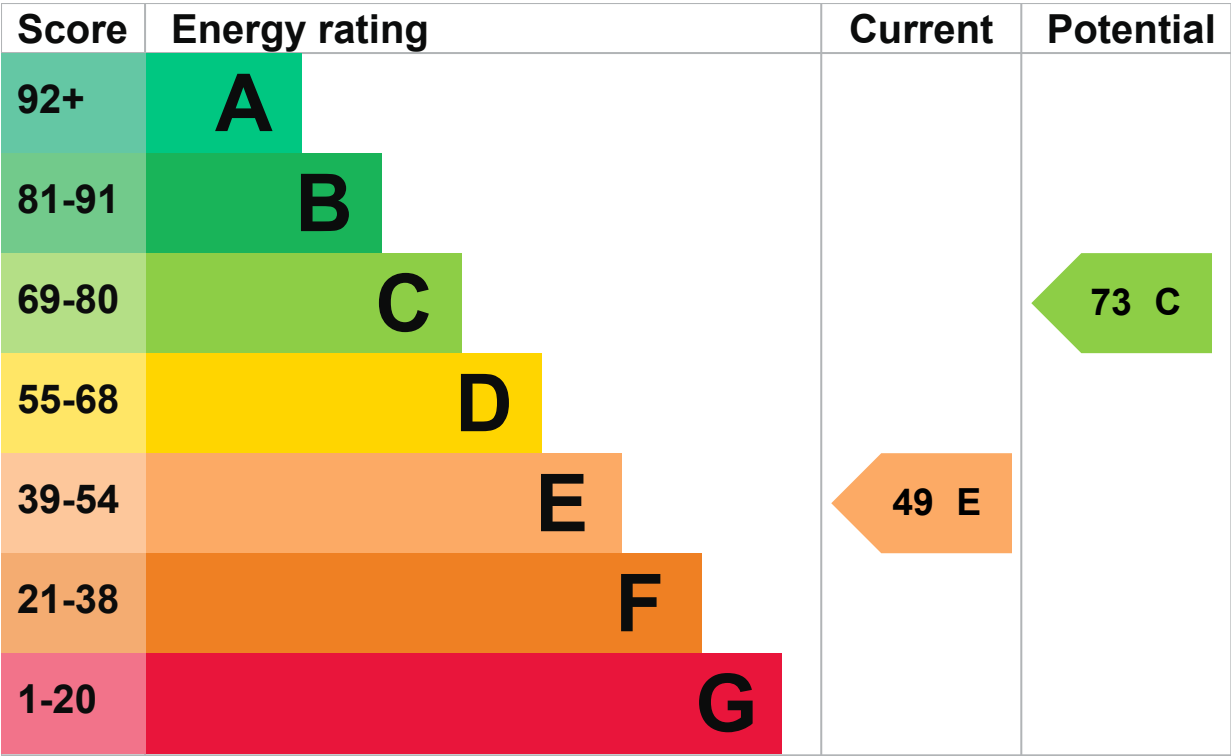
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property’s current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property’s energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property’s age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Timber frame, with additional insulation	Good
Roof	Pitched, Unknown loft insulation	Average
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Single glazed	Very poor

Feature	Description	Rating
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Good lighting efficiency	Good
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 220 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- PV recommended
When considering the PV installation consider installing PV battery and a PV diverter for water heating.

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£2,911 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £1,140 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 20,875 kWh per year for heating
- 3,821 kWh per year for hot water

Impact on the environment

This property’s environmental impact rating is E. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	11.0 tonnes of CO2
This property’s potential production	6.5 tonnes of CO2

You could improve this property’s CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

Step 1: Increase loft insulation to 270 mm

Typical installation cost	£900 - £1,200
---------------------------	---------------

Typical yearly saving	£74
-----------------------	-----

Potential rating after completing step 1	51 E
--	------

Step 2: Floor insulation (solid floor)

Typical installation cost	£5,000 - £10,000
---------------------------	------------------

Typical yearly saving	£166
-----------------------	------

Potential rating after completing steps 1 and 2	54 E
---	------

Step 3: Draught proofing

Typical installation cost	£150 - £250
---------------------------	-------------

Typical yearly saving	£90
-----------------------	-----

Potential rating after completing steps 1 to 3	56 D
--	------

Step 4: Hot water cylinder thermostat

Typical installation cost	£130 - £180
---------------------------	-------------

Typical yearly saving	£225
-----------------------	------

Potential rating after completing steps 1 to 4	60 D
--	------

Step 5: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,500

Typical yearly saving £507

Potential rating after completing steps 1 to 5

68 D

Step 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost £4,500 - £6,000

Typical yearly saving £77

Potential rating after completing steps 1 to 6

70 C

Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £8,000 - £10,000

Typical yearly saving £236

Potential rating after completing steps 1 to 7

73 C

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

[Speak to an advisor from Nest](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Nest](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Suzanne Wilkinson
Telephone	01938 552193
Email	swilkinson2003@yahoo.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/003219
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	5 September 2026
Date of certificate	6 September 2026
Type of assessment	► RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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OGI

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Full Report for Listed Buildings



Cadw



The list description is not intended to be a complete inventory of what is listed: it is principally intended to aid identification. By law, the definition of a listed building includes the entire building (i) and any structure or object that is fixed to the said building and ancillary to it and (ii) any other structure or object that forms part of the land and has done so since before 1 July 1948, and was within the curtilage of the building, and ancillary to it, on the date on which said building was first included in the list, or on 1 January 1969, whichever was later.

Summary Description

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
7917		II*	Designated	11/03/1981	

Name of Property	Address
Trewern House (also known as Trewern Farmhouse) (South)	

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Powys	Trewern			328342	311534

Street Side	Location

Description

Broad Class	Period
Domestic	

History

The building lies close to the main Shrewsbury to Welshpool Road within the township of Trewern.

Exterior

Largely sub-medieval timber-framed farmhouse with painted brick infilling and slate roof. Plan consists of a 1½ storey main range of the later C14 or C15, set parallel to the road and comprising two unequal bays, and an added mid-late C16 2-bay cross wing at the E end projecting to the S. The early range, of heavy vertical storey-high studs, was probably originally an open hall, floored over with the introduction of a stack in the late C16 - C17, possibly the same time that the cross wing was built.

The RCAHM (Wales) have recorded a date of 1610.

Entrance through a depressed headed opening on S front within a C19 small gabled porch. Timber windows with modern diamond leaded glazing and two C19 two-light gabled dormers with shaped barge boards. W gable has exposed frame and roof truss with single purlin, probably originally covered this end by a further bay, now lost. Cross wing has attic, jettied at the front, and shaped bargeboards. Detailed investigation suggests the wing is of the same workmanship as the early end of Trewern Hall.

Main C17 stack with four cylindrical flues, and brick ribs.

Interior

Kitchen, at W end, has renewed fire lintel on gritstone piers, with two C13 male and female heads, reputedly from Strata Marcella Abbey. Very deeply chamfered spine beam and chamfered and stopped joints. Some panelled C18 doors imported from Lancashire. Roof said to have smoke blackened timbers above the ceiling. Cross wing, originally without windows to the farmyard, of 2 unequal bays separated by a framed partition containing a shaped doorhead, apparently moved along when the large stack was inserted. Fire lintel on stone piers, the chamfer continuous. Deeply chamfered cross ceiling beams. Originally a salting room/dairy at NE corner. C17 dado panelling with narrow reeded upper panel.

Reason for designation

Graded II* as an important survival of medieval building work in the area.

Full Report for Listed Buildings



Cadw



The list description is not intended to be a complete inventory of what is listed: it is principally intended to aid identification. By law, the definition of a listed building includes the entire building (i) and any structure or object that is fixed to the said building and ancillary to it and (ii) any other structure or object that forms part of the land and has done so since before 1 July 1948, and was within the curtilage of the building, and ancillary to it, on the date on which said building was first included in the list, or on 1 January 1969, whichever was later.

Summary Description

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
7918		II	Designated	11/03/1981	

Name of Property	Address
Barn to East of Trewern House	

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Powys	Trewern		Trewern	328367	311541

Street Side	Location
N	The building lies on the E side of the farmyard, in visual association with the house.

Description

Broad Class	Period
Agriculture and Subsistence	

History

C17

Exterior

Timber framed barn, two and three panels high, originally with board infill to lower panel, woven infilling to upper panels, but now weatherboarded, slated roof. Seven bays, originally lofted throughout, and with building attached at W end consisting of 3 stone walls.

Main posts have angle braces to tie beams, and collar beam trusses with struts to principal rafters. ties and braces to main posts. Some tie beams are chamfered and stopped.

Small door entrance in bay 3 from E, with opposite door forming a cross passage between closed trusses. Long tension brace at E end at junction with stone building.

Interior

Reason for designation

Included as an important farm-building in association with the Grade II* Trewern House.

TA6 Law Society Property Information Form (6th edition) (2025)

1. Property and seller details

For more information and help answering these questions, see **section 1 of the explanatory notes**.

Address of the property

Trewern House
Trewern
Welshpool

Postcode:

S	Y	2	1		8	E	F
---	---	---	---	--	---	---	---

UPRN (if known):

Full name(s) of the seller(s)

Wynn Trevor-Jones and Gwyneth Ann Trevor-Jones

What is your role in the sale?

- ☒ Seller(s)
- ☐ Executor(s)/Administrator(s)
- ☐ Attorney(s)
- ☐ Trustee(s)

When did you become the owner of, or get authority to sell, the property? (DD/MM/YYYY)

Date:

Details of the seller if a company

Company number:

Director/authorised person:

Country of incorporation:

Seller's solicitor

Name of solicitor's firm:

Harrisons Solicitors LLP

Address:

30 Broad Street

Welshpool

Powys

Postcode:

S	Y	2	1		7	R	R
---	---	---	---	--	---	---	---

Contact name: Jennifer Horton

Email: jenniferhorton@harrisonsllp.com

Reference number: 018794-0004/JH

Instructions for sellers

The answers in the TA6 form must be prepared by:

- the owner named on the HM Land Registry title and/or title deeds, or
- any legal representative selling under a power of attorney, trust or grant of probate or representation

All the sellers must prepare the answers and sign the form.

Buyers can rely on the information you give in the TA6 form.

If you give misleading information, the buyer may be able to claim compensation after completion.

If you give incomplete information or fail to answer, this may delay the transaction or cause the buyer to withdraw.

For more information on the form and help answering the questions, read the separate explanatory notes:

www.lawsociety.org.uk/ta6-explanatory-notes

Important things to remember:

- Answer the questions truthfully, completely and as accurately as you can from your own knowledge (or from information held by the owner if you are their representative)
- You are not expected to have legal or technical knowledge, but you are expected to have a reasonable basis for the answers that you give
- You might not know what occurred during a previous ownership of the property, but you should include information about anything you do know if relevant to the questions
- Check your answers match the information reasonably available to you
- If you do not know any answer, you must say so. If you are unsure about any of the questions, check the separate explanatory notes or ask your solicitor
- If any information you have given or arrangement you've made is wrong or has changed, inform your solicitor immediately
- Give your solicitor any documents or other papers which relate to the questions in the TA6 form. For example, copies of any planning permissions or building control consents. If any documents are lost or missing, tell your solicitor
- If any information in the TA6 form has been prepopulated, check the information and make sure it is accurate
- Read the definitions below. These explain the meaning of many words and phrases used in the questions

Documents you may need to complete the TA6 form

- Utility bills
- Information about facilities and services
- Planning permissions and building control consents
- A copy of the Land Registry title documents, party wall notices and any other notices or consents
- Competent person certificates
- Any guarantees and warranties
- Information about any works you've carried out and arrangements for parking etc.

Other transaction (TA) forms you may need to complete

If all or any part of the property is held on a lease, you must also complete the Leasehold Information Form (TA7).

The TA7 form has additional questions for leasehold properties.

Contact your solicitor if you think you may need to complete the TA7 form.

You may be asked to complete other forms such as a Fittings and Contents Form (TA10).

Information for buyers

Buyers should tell their solicitor if they receive any other information about the property separately from the TA6 form and they wish to rely on it.

This could be information received in writing or in conversation.

The information could be directly from the seller or through an estate agent, solicitor or online.

Buyers should also:

- ask their solicitor about enquiries and investigations that can be carried out to obtain up-to-date information
- instruct a surveyor to carry out a survey to make sure they are informed about the physical and structural condition of the property

For more information on the questions in the form, read the separate explanatory notes:

www.lawsociety.org.uk/ta6-explanatory-notes

Important things to remember

- The seller will complete the TA6 form to the best of their knowledge
- Sellers can only tell buyers about matters they know. They may not have legal or technical knowledge. For example, they may not understand surveys or other reports. They may not know about matters prior to their ownership of the property
- Even where the seller has guarantees or other documents relating to the condition of the property, the seller is not giving any warranty about it
- The seller's solicitors, its members, partners, employees, consultants or other staff have no liability for the accuracy of the replies given
- Where buyers are getting a mortgage, they should not rely on any inspection or valuation report carried out for the benefit of their lender
- It is not the seller's or buyer's solicitor's responsibility to check the physical state or condition of the property
- Read the definitions below. These explain the meaning of many words and phrases used in the questions

Definitions

'Buyer' means all buyers together where the property is being bought by more than one person.

'Completion' means the stage where:

- the sale price is paid to the seller
- ownership of the property passes to the buyer, and
- the seller hands over the keys

'Consents' means the formal permissions required from any person or body who has a legal right to control what happens to a property. Consents are often related to property developments or alterations.

'Freehold' means the outright ownership of the land and buildings on it.

'Flooding' means any case where land not normally covered by water becomes covered by water.

'Leasehold' means you have a lease of the property for a fixed number of years, with another person owning the freehold or a superior lease.

The lease will usually include obligations and restrictions. The person who owns the freehold or superior lease (the landlord) can enforce them and may require you to pay rent or other sums to them.

If the property is a flat or maisonette, the leasehold may not include the structure or common parts of the building or the land on which it stands.

'Listed building' means a property of special architectural or historic interest that is "listed" in the **National Heritage List for England** or the **National Historic Assets of Wales**.

'Property' includes all buildings and land within its boundaries.

'Sale contract' means the legal contract between the buyer and seller for the purchase/sale of the property.

It is a legal document. Once the contract is exchanged it is legally binding on all parties.

'Seller' means all sellers together where the property is owned by more than one person.

This includes anyone who is acting on their behalf as a personal representative, attorney or trustee, or a company.

'Solicitor' includes, for the purposes of this form, **'conveyancer' as defined by HM Land Registry Practice Guide 67**.

'Title deeds' means the legal documents that prove ownership of land and property. Most title deeds are held electronically by HM Land Registry.

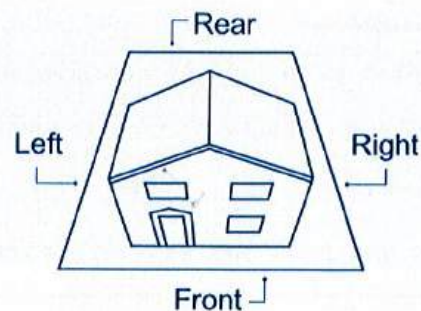
'Title plan' means a diagram that outlines the boundaries of a registered property or land, as recorded by HM Land Registry.

'You' and **'your'** refers to the seller or, where applicable, the personal representatives, attorneys or trustees for the seller.

2. Boundaries

For more information and help answering these questions, see **section 2 of the explanatory notes**.

- 2.1 Looking towards the property from the road, who owns or accepts responsibility to maintain or repair the boundary features:



(a) on the left?	Seller	Neighbour	Shared	Not known
(b) on the right?	Seller	Neighbour	Shared	Not known
(c) at the rear?	Seller	Neighbour	Shared	Not known
(d) at the front?	Seller	Neighbour	Shared	Not known

- 2.2 If the boundaries of the property are irregular, indicate ownership by written description or by reference to a plan:

☒ Plan attached ☐ To follow

- 2.3 Are you aware of any boundary feature being moved, any adjacent land being added to the property, or any neighbour taking over or building on any part of your property?

Yes ☒ No

If yes, please give details:

- 2.4 Does any part of the property or any building on the property overhang or project under the boundary of the neighbouring property or road? For example, cellars under the pavement, overhanging eaves or covered walkways.

Yes ☒ No Not known

If yes, please give details:

- 2.5 Are you aware of any notice being served or received under the Party Wall etc. Act 1996 in respect of any shared/party walls or boundaries?

Yes ☒ No

If yes, supply a copy and give details of any works carried out or agreed:

Attached To follow

3. Disputes

For more information and help answering these questions, see **section 3 of the explanatory notes**.

3.1 Are you aware of any disputes or complaints about the property or a property nearby?

Yes ☐ No ☒

If yes, give details such as when this took place and who was involved:

3.2 Are you aware of anything that might lead to a dispute about the property or a property nearby?

Yes ☐ No ☒

If yes, please give details:

4. Notices

For more information and help answering these questions, see **section 4 of the explanatory notes**.

4.1 Are you aware of any notices, communications, negotiations or discussions which affect the property or a property nearby? For example, from or to a neighbour, council or government department.

Yes ☐ No ☒

If yes, please give details:

4.2 Are you aware of any plans or proposals to develop property or land nearby?

Yes ☐ No ☒

If yes, please give details:

4.3 Are you aware of any proposals to make alterations to or change the use of buildings nearby?

Yes ☐ No ☒

If yes, please give details:

5. Alterations

For more information and help answering these questions, see **section 5 of the explanatory notes**.

5.1 Are you aware of any of the following alterations to the property?

(a) replacement windows, roof windows, roof lights, glazed doors since 1 April 2002	Yes	☒ No
(b) extension	Yes	☒ No
(c) conservatory	Yes	☒ No
(d) loft conversion	Yes	☒ No
(e) garage conversion	Yes	☒ No
(f) removal of internal walls	Yes	☒ No
(g) removal of chimney breast	Yes	☒ No
(h) insulation	Yes	☒ No
(i) other building works or changes to the property	Yes	☒ No

Details of gas and electrical works should be given at question 11 and not here.

5.2 If you answered 'yes' to any of the questions in 5.1(a)–(i):

(a) give details of the work and the date it was carried out, or state not known:

(b) has all this work been completed?

Yes

No

If no, give details of what remains to be completed:

(c) supply copies of the planning permissions, building regulations approvals, completion certificates or competent person certificates for the work if you have them.

Attached

To follow

Not available

(d) if any of the work was undertaken during your ownership of the property:

(i) did you get planning permissions, building regulations approvals, completion certificates or competent person certificates when necessary?

Yes

No

(ii) if planning permissions, building regulations approvals, completion certificates or competent person certificates were not required, explain why:

5.3 Is any part of the property used exclusively for non-residential purposes?

Yes ☐ No ☒

If yes, give details and supply a copy of any relevant planning permission:

Attached ☐ To follow ☐

5.4 Are you aware of any breaches of planning permission conditions or building regulations consent conditions, unfinished work or work that does not have all necessary consents?

Yes ☐ No ☒

If yes, please give details:

5.5 Are you aware of any planning or building control issues that need to be resolved?

Yes ☐ No ☒

If yes, please give details:

Solar power systems

5.6 Has a solar power system for generating electricity, hot water or heating been installed at the property?

Yes ☐ No ☒

If you answered 'no' to question 5.6, **continue to question 5.7** and do not answer questions 5.6(a)–(h)

(a) Is the system used only to provide hot water or heating and not to generate electricity?	Yes ☐	No ☐
--	------------------------------	-----------------------------

(b) Which year was the system installed? (YYYY)

(c) Do you own the system outright?	Yes ☐	No ☐
-------------------------------------	------------------------------	-----------------------------

(d) Has a long lease of the roof or air space been granted to a solar power system provider? A typical long lease may last 20 to 25 years. If yes, supply a copy of the lease.	Yes ☐	No ☐
--	------------------------------	-----------------------------

Attached ☐ To follow ☐

(e) Do you have a maintenance agreement in place for the system? If yes, supply a copy of the agreement.	Yes ☐	No ☐
--	------------------------------	-----------------------------

Attached ☐ To follow ☐

(f) Is there a battery for storing solar power?	Yes ☐	No ☐
---	------------------------------	-----------------------------

If yes, provide the make, model and storage capacity in kWh of the battery:

(g) Does the system feed into the National Grid?

Yes

No

If yes:

(i) is there a Feed-in Tariff (FIT) or Smart Export Guarantee (SEG) in place?

Yes

No

If no, continue to question 5.6(h)

(ii) supply a copy of the agreement.

Attached

To follow

(iii) provide a copy of the electricity bill showing the credit paid for the generation.

Attached

To follow

(iv) provide details of the procedure for assigning the benefit of the FIT or SEG agreement on completion of the purchase to the buyer.

Attached

To follow

(h) Provide a copy of the building regulations completion certificate or compliance certificate (e.g. MCS) for the installation of the system.

Attached

To follow

Not available

Listed buildings

5.7 Is the property (or any part of it) listed?

✓ Yes

No

Not known

Conservation area

5.8 Is the property (or any part of it) in a conservation area?

Yes

No

✓ Not known

Tree preservation orders

5.9 Are any trees on or overhanging the property subject to a tree preservation order (TPO)?

Yes

✓ No

Not known

If yes, are you aware of any works carried out on those trees?

Yes

No

Not known

If yes, give details and provide a copy of the TPO along with any relevant documents:

Attached

To follow

6. Guarantees and warranties

For more information and help answering these questions, see **section 6 of the explanatory notes**.

6.1 Does the property have any of the following unexpired guarantees or warranties?

If yes, supply a copy.

(a) new home warranty (e.g. NHBC or similar)	Yes	☒ No
	Attached	To follow
(b) damp proofing	Yes	☒ No
	Attached	To follow
(c) timber treatment	Yes	☒ No
	Attached	To follow
(d) windows, roof lights, roof windows or glazed doors	Yes	☒ No
	Attached	To follow
(e) roofing	Yes	☒ No
	Attached	To follow
(f) boiler or heating systems	Yes	☒ No
	Attached	To follow
(g) underpinning	Yes	☒ No
	Attached	To follow
(h) insulation	Yes	☒ No
	Attached	To follow
(i) other (please state):	Yes	☒ No
	Attached	To follow

6.2 Are you aware of any claims under any of these guarantees or warranties?

Yes No

If yes, please give details:

N/A

6.3 Are you aware of anything that may breach the terms and conditions of any of these guarantees or warranties?

Yes No

If yes, please give details:

N/A

7. Insurance

For more information and help answering these questions, see **section 7 of the explanatory notes**.

7.1 Do you insure the property?

☒ Yes

No

If no, who insures the property?

7.2 Are you aware of the property insurance ever being difficult to obtain or subject to special conditions?

Yes

☒ No

If yes, please give details:

7.3 Have you made any buildings insurance claims?

Yes

☒ No

If yes, give details, including the date(s) of any claim(s) and how they were resolved:

8. Environmental matters

For more information and help answering these questions, see **section 8 of the explanatory notes**.

Flooding

8.1 Are you aware of the property or any part of it ever being flooded?

Yes

☒ No

If yes, what type of flooding took place?

Ground water

Yes

No

Sewer flooding

Yes

No

Surface water

Yes

No

Coastal flooding

Yes

No

River flooding

Yes

No

Other

Yes

No

Give details about the date(s) any flooding occurred and which parts flooded:

8.2 Are you aware of any defences installed at the property to prevent flooding?

Yes No Not known

If yes, please give details:

N/A

Radon

8.3 Are you aware of any radon tests that have been carried out on the property?

Yes ☒ No Not known

If yes:

(a) supply a copy of the report	Attached	To follow
(b) was the test result below the 'recommended action level'?	Yes	No

8.4 Were any remedial measures undertaken to reduce radon gas levels in the property?
Measures could have been undertaken during construction or while adding an extension.

Yes No Not known

Green Deal

8.5 Have any installations in the property been financed under the Green Deal scheme?

Yes ☒ No

If yes, give details of all installations and supply a copy of your last electricity bill:

Attached To follow

Japanese knotweed

8.6 Is the property affected by Japanese knotweed?

Yes ☒ No Not known

If yes, is there a Japanese knotweed management and treatment plan in place?

Yes No Not known

If yes, provide a copy of the plan with any insurance cover linked to the plan.

Attached To follow

8.7 Has a Japanese knotweed survey been carried out in relation to the property?

Yes ☒ No Not known

If yes, provide a copy of the survey.

Attached To follow

9. Rights and informal arrangements

For more information and help answering these questions, see **section 9 of the explanatory notes**.

Rights and arrangements benefiting the property

9.1 Do you exercise any rights or arrangements over any other properties?

Yes

☒ No

If yes, please give details:

9.2 Have you been asked to contribute towards the cost of the jointly used facilities?

Yes

☒ No

Not applicable

If yes, give details of how much, how often and who you pay:

9.3 Are you aware of any disagreement or complaint about any such right or arrangement?

Yes

☒ No

Not known

If yes, please give details:

Rights and arrangements benefiting other properties

9.4 Do the owners of any other properties exercise any rights or arrangements over the property?

Yes

☒ No

If yes, please give details:

9.5 Have you asked the owner of any other properties to contribute towards the cost of the jointly used facilities?

Yes

☒ No

Not applicable

If yes, specify whether you receive this payment or if it is made to a third party.
Include details about how much is paid and how often payments are made:

9.6 Are you aware of any disagreement or complaint about any such right or arrangement?

Yes

☒ No

Not known

If yes, please give details:

Facilities crossing the property or any other property

9.7 Are you aware of any drains, pipes or wires serving the property that cross any other property?

☒ Yes

No

Not known

see letter

9.8 Are you aware of any drains, pipes or wires leading to any other property that cross the property?

Yes

☒ No

Not known

9.9 Is there any agreement or arrangement about drains, pipes or wires?

Yes

☒ No

Not known

If yes, supply a copy or give details:

Attached

To follow

10. Parking

For more information and help answering these questions, see **section 10 of the explanatory notes**.

10.1 What are the parking arrangements at the property?

within the curtilage

10.2 Is a permit required for on-road parking?

Yes

☒ No

10.3 Does the property have an electric vehicle (EV) charging point?

Yes

☒ No

If yes:

(a) specify the type of EV charger, connector and its location and provide building regulation approvals:

Attached

To follow

(b) does an EV charging cable have to cross the public pavement?

Yes

No

If yes, specify any relevant local authority licence or terms and conditions:

Ironbank.
Irewern

Dear Sir.

I have given
permission to Mr
Humphreys for the
connection of a drain
from the filter beds
at Irewern House to
the existing farm
drainage system from
Irewern House which
crosses my land.

Yours sincerely

E. L. Chapman.

This consent was required by the
Council before construction work on
the septic tank could commence
i.e. sometime during 1970/1971

(E.L.)

11. Services

For more information and help answering these questions, see **section 11 of the explanatory notes**.

Electrical systems

11.1 Are you aware of any electrical installation works carried out at the property?

Yes

☒ No

If yes, give details including when this work took place:

11.2 Does the property have any certificates for electrical installation works?

Yes

☒ No

If yes, please supply a copy.

Attached

To follow

11.3 Does the property have an Electrical Installation Condition Report (EICR)?

Yes

☒ No

If yes, please supply a copy.

Attached

To follow

Heating systems

11.4 How is the property heated? Tick all that apply:

Mains gas

☒ Oil

Heat pumps

Liquid gas

☒ Electricity

Underfloor

Woodburning / multi-fuel stove

Other

If other, please give details:

(a) When was the heating system installed? (DD/MM/YYYY)

Date: 1971

Not known

(b) If there is a boiler (of any kind) when was it installed? (DD/MM/YYYY)

Date: 1971

Not known

(c) Has there been any replacement to the heating system (other than replacement of a boiler)?

☒ Yes

No

Not known

(d) Supply compliance certificates or documentation for the installation or alteration of each heating system (such as a building regulation completion certificate).

Attached

To follow

☒ None

(e) Supply a copy of the latest inspection report.

Attached

To follow

☒ None

(f) Is the boiler and heating system working?

☒ Yes No Not known

(g) In what year was the boiler and heating system last serviced or maintained?

Year: 2024 Not known

Please supply a copy of any service report.

Attached ☒ To follow

(h) If there is more than one heating system, attach answers to 11.4(a)–(g) separately.

Attached To follow

Drains and sewers

11.5 Is the property connected to mains:

(a) foul water drainage?

Yes ☒ No Not known

(b) surface water drainage?

Yes ☒ No Not known

11.6 Is sewerage for any part of the property provided by:

(a) a septic tank?

☒ Yes No

(b) a sewage treatment plant?

Yes No

(c) a cesspool?

Yes No

If your answer is yes to any question in 11.6(a)–(c), answer question 11.7 below.
Otherwise continue to **question 12**.

11.7 If yes:

(a) when did the discharge commence? (MM/YYYY)

Month/Year: 1970 Not known

(b) when was the system installed? (MM/YYYY)

Month/Year: 1970

(c) when was the sewerage system last replaced or upgraded? (MM/YYYY)

Month/Year: No upgrade

(d) if a cesspool, when was the container last emptied? (MM/YYYY)

Month/Year: N/A

(e) if the property is served by a sewage treatment plant, when was the treatment plant last serviced? (MM/YYYY)

Month/Year: *Emptied every year*

(f) does the sewerage system discharge to the ground or to surface water?

☒ Ground ☐ Surface water

(g) if the sewerage system discharges to the ground, does it have an infiltration system?

☒ Yes ☐ No

(h) is the use of the sewerage system shared with other properties?

☐ Yes ☒ No

If yes, give details about how many properties share the system, the arrangements for jointly managing it and how the costs are shared:

(i) is any part of the sewerage system, or the access to it, outside the boundary of the property?

☒ Yes ☐ No

If yes, supply a plan showing the location of the system and how access is obtained.

☒ Attached ☐ To follow

(j) If you have a permit or documents relating to any of your answers to questions 11.7(a)-(i), supply a copy.

☒ Attached ☐ To follow ☐ Not applicable

12. Connection to services

For more information and help answering these questions, see **section 12 of the explanatory notes**.

Mark the 'yes' or 'no' boxes to show which of the following services are connected to the property and give details of any providers:

Mains electricity

☒ Yes ☐ No

Provider's name:

Scottish Power

Location of meter:

utility room

MPAN number:

Mains gas

☐ Yes ☐ No

Provider's name:

Location of meter:

MPRN number:

Mains water

☒ Yes ☐ No

Provider's name:

Serem Trust

Location of stopcock:

under sink kitchen or 6m right of field gate

Location of meter (if any):

140m from wall

Mains sewerage

Yes

☒ No

Provider's name:

Small sewage treatment plant

Yes

☒ No

Provider's name:

Make/model:

Service provider's name:

Shared ground / air source heat pumps

Yes

☒ No

Provider's name:

Make/model:

Service provider's name:

Telephone

☒ Yes

No

Provider's name:

Broadband

☒ Yes

No

Provider's name:

If there are any other services, please give details:

13. Transaction information

For more information and help answering these questions, see **section 13 of the explanatory notes**.

13.1 Does this sale depend on you completing the purchase of another property on the same day?

Yes

☒ No

13.2 Do you have any special requirements about a moving date?

Yes

☒ No

If yes, please give details:

Occupiers

13.3 Do you live at the property?

☒ Yes

No

13.4 Does anyone else, aged 17 or over, live at the property?

Yes

☒ No

If yes:

(a) state the full names of any occupiers (other than the sellers) aged 17 or over:

(b) are any of those occupiers who are aged 17 or over your tenants or lodgers?

Yes

No

13.5 Is the property being sold with vacant possession (empty of all occupiers, rubbish and any contents or fittings not included in the sale)?

☒ Yes

No

13.6 Have all occupiers aged 17 or over agreed to sign the sale contract and to vacate the property on or before completion?

Yes

No

13.7 If the property is not being sold with vacant possession, provide details of all occupiers and copies of their tenancy agreements.

Attached

To follow

14. Completion

For more information and help answering these questions, see **section 14 of the explanatory notes**.

14.1 Will the sale price be sufficient to pay off on completion all mortgages and charges secured on the property?

Yes

No

☒ No mortgage

14.2 Will you ensure that before or on completion:

(a) all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds) and that the property will be left in a clean and tidy condition?

☒ Yes

No

(b) if light fittings are removed, the fittings will be replaced with ceiling rose, flex, bulb holder and bulb?

☒ Yes

No

(c) reasonable care will be taken when removing any other fittings or contents?

☒ Yes

No

(d) keys to all windows and doors and details of codes for alarms and any other equipment will be left at the property or with the estate agent?

☒ Yes

No

15. Additional information about your answers

15.1 Please supply copies of all consents that have been given under any covenants, estate management schemes or other restrictions affecting the title to the property for all actions you have disclosed in your answers to questions 5 (Alterations), 8.5 (Green Deal), 10.3 (EV charging points) and 11 (Services).

Tick all that apply.

Attached

To follow

Not applicable

Not available

(a) List the consents that are attached or to follow:

Consents attached:

Consents to follow:

(b) List any consents that are not available:

15.2 If there is any further information about **any of your answers on this form**, provide details below and/or supply additional documents.

Attached

To follow

Not applicable

Each seller should sign this form to confirm that the information provided is truthful and complete to the best of their knowledge.

Signed: ✓ G.A. Inver-Jones

Dated: 14th August 2026

Signed: ✗ W. Jones - Jones

Dated: 14/8/26

Signed:

Dated:

Signed:

Dated:

Law Society Fittings and Contents Form (3rd edition)

Address of the property

Trewern House
Trewern
Welshpool

Postcode SY21 8EF

Full names of the seller

Wynn Trevor-Jones and Gwyneth Ann Trevor-Jones

Seller's solicitor

Name of solicitor's firm

Harrisons Solicitors LLP

Address

30 Broad Street Welshpool Powys SY21 7RR

Email

jenniferhorton@harrisonsllp.com

Reference number

018794-0004/JH

About this form

The aim of this form is to make clear to the buyer which items are included in the sale. It must be completed accurately by the seller as the form may become part of the contract between the buyer and seller.

It is important that sellers and buyers check the information in this form carefully.

Definitions

- 'Seller' means all sellers together where the property is owned by more than one person.
- 'Buyer' means all buyers together where the property is being bought by more than one person.



Instructions to the seller and the buyer

In each row, the seller should tick the appropriate box to show whether:

- the item is included in the sale ('Included');
- the item is excluded from the sale ('Excluded');
- there is no such item at the property ('None').

Where an item is excluded from the sale the seller may offer it for sale by inserting a price in the appropriate box. The buyer can then decide whether to accept the seller's offer.

A seller who inserts a price in this form is responsible for negotiating the sale of that item directly with the buyer or through their estate agent. If the seller or buyer instructs their solicitor to negotiate the sale of such an item, there may be an additional charge.

Sellers and buyers should inform their solicitors of any arrangements made about items offered for sale.

If the seller removes any fixtures, fittings or contents, the seller should be reasonably careful to ensure that any damage caused is minimised.

Unless stated otherwise, the seller will be responsible for ensuring that all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds), and that the property is left in a reasonably clean and tidy condition.

1

	Included	Excluded	None	Price	Comments
Boiler/immersion heater	☒	☐	☐		
Radiators/wall heaters	☒	☐	☐		
Night-storage heaters	☐	☐	☒		
Free-standing heaters	☐	☐	☒		
Gas fires (with surround)	☐	☐	☒		
Electric fires (with surround)	☒	☐	☐		
Light switches	☒	☐	☐		
Roof insulation	☒	☐	☐		
Window fittings	☒	☐	☐		
Window shutters/grilles	☐	☐	☒		
Internal door fittings	☒	☐	☐		
External door fittings	☒	☐	☐		
Doorbell/chime	☒	☐	☐		

1 Basic fittings (continued)

	Included	Excluded	None	Price	Comments
Electric sockets	☒	☐	☐		
Burglar alarm	☐	☒	☐		
<i>Other items (please specify)</i>					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

2 Kitchen

Note: In this section please also indicate whether the item is fitted or freestanding.

	Fitted	Free-standing	Included	Excluded	None	Price	Comments
Hob	☐	☐	☐	☐	☒		
Extractor hood	☐	☐	☐	☐	☒		
Oven/grill	☐	☐	☐	☐	☒		
Cooker	☒	☐	☐	☐	☐		
Microwave	☐	☐	☐	☐	☒		
Refrigerator/fridge-freezer	☒	☐	☐	☐	☐		
Freezer	☐	☐	☐	☐	☒		
Dishwasher	☐	☐	☐	☐	☒		
Tumble-dryer	☒	☐	☐	☐	☐		
Washing machine	☒	☐	☐	☐	☐		
<i>Other items (please specify)</i>							
	☐	☐	☐	☐			
	☐	☐	☐	☐			
	☐	☐	☐	☐			
	☐	☐	☐	☐			

3

	Included	Excluded	None	Price	Comments
Bath	☒	☐	☐		
Shower fitting for bath	☐	☐	☒		
Shower curtain	☐	☐	☒		
Bathroom cabinet	☐	☐	☒		
Taps	☒	☐	☐		
Separate shower and fittings	☐	☐	☒		
Towel rail	☐	☐	☒		
Soap/toothbrush holders	☐	☐	☒		
Toilet roll holders	☒	☐	☐		
Bathroom mirror	☒	☐	☐		

4

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	☐	☐	☒		
Living room	☒	☐	☐		
Dining room	☒	☐	☐		
Kitchen	☐	☐	☒		
Bedroom 1	☐	☐	☒		
Bedroom 2	☐	☐	☒		
Bedroom 3	☐	☐	☒		
<i>Other rooms (please specify)</i>					
upstairs lounge	☒	☐	☐		
attic rooms	☒	☐	☐		
	☐	☐	☐		
	☐	☐	☐		

	Included	Excluded	None	Price	Comments
Curtain rails/poles/pelmets					
Hall, stairs and landing	☒	☐	☐		
Living room	☒	☐	☐		
Dining room	☒	☐	☐		
Kitchen	☒	☐	☐		
Bedroom 1	☒	☐	☐		
Bedroom 2	☒	☐	☐		
Bedroom 3	☒	☐	☐		
Other rooms (please specify)					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			
Curtains/blinds					
Hall, stairs and landing	☒	☐	☐		
Living room	☐	☒	☐		
Dining room	☒	☐	☐		
Kitchen	☒	☐	☒		
Bedroom 1	☒	☐	☐		
Bedroom 2	☒	☐	☐		
Bedroom 3	☒	☐	☐		
Other rooms (please specify)					
upstairs lounge	☐	☒			
attic rooms	☐	☒			
	☐	☐			
	☐	☐			

Note: If the seller removes a light fitting, it is assumed that the seller will replace the fitting with a ceiling rose, a flex, bulb holder and bulb and that they will be left in a safe condition.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	☐	☒	☐		
Living room	☒	☐	☐		
Dining room	☒	☐	☐		
Kitchen	☒	☐	☐		
Bedroom 1	☒	☐	☐		
Bedroom 2	☒	☐	☐		
Bedroom 3	☒	☐	☐		
<i>Other rooms (please specify)</i>					
upstairs lounge	☒	☐			
	☐	☐			
	☐	☐			
	☐	☐			

Note: Fitted units include, for example, fitted cupboards, fitted shelves, and fitted wardrobes.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	☒	☐	☐		
Living room	☒	☐	☐		
Dining room	☒	☐	☐		
Kitchen	☒	☐	☐		
Bedroom 1	☒	☐	☐		
Bedroom 2	☒	☐	☐		
Bedroom 3	☒	☐	☐		

7 Fitted units (continued)

	Included	Excluded	None	Price	Comments
<i>Other rooms (please specify)</i>					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

8 Outdoor area

	Included	Excluded	None	Price	Comments
Garden furniture	☐	☒	☐		
Garden ornaments	☐	☒	☐		
Trees, plants, shrubs	☒	☐	☐		
Barbecue	☐	☐	☒		
Dustbins	☒	☐	☐		
Garden shed	☐	☐	☒		
Greenhouse	☒	☐	☐		
Outdoor heater	☐	☐	☒		
Outside lights	☒	☐	☐		
Water butt	☐	☐	☒		
Clothes line	☐	☐	☒		
Rotary line	☐	☐	☒		
<i>Other items (please specify)</i>					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			



	Included	Excluded	None	Price	Comments
Telephone receivers	☒	☐	☐		
Television aerial	☒	☐	☐		
Radio aerial	☐	☐	☒		
Satellite dish	☐	☐	☒		



	Included	Excluded	None	Price	Comments
Oil	☒	☐	☐		
Wood	☐	☐	☒		
Liquefied Petroleum Gas (LPG)	☐	☐	☒		



	Included	Excluded	Price	Comments
	☐	☐		
	☐	☐		
	☐	☐		
	☐	☐		

Signed: G.A. Trevor-Jones

Dated: 13 August '26

Signed: W. Trevor-Jones

Dated: 13 Aug 26

Each seller should sign this form.

The Law Society is the representative body for solicitors in England and Wales.



Short form pre-contract enquiries for bare land

Trenson House

Conditions

This document may be used free of charge subject to the Conditions set out in [*Practice note, Conditions for use of agriculture and rural land standard enquiries.*](#)

Particulars

Seller:

Buyer:

Property:

Transaction:

Seller's solicitors:

Buyer's solicitors:

Date:

Interpretation

1. In interpreting these enquiries, the terms set out in the Particulars have the meanings given to them in the Particulars and the following interpretation also applies:

- **Buyer:** includes tenant and prospective tenant.
- **Conduits:** means the pipes, wires and cables through which utilities and other services are carried.
- **Property:** includes any part of it [and all buildings and other structures on it.]
- **Rights:** means any covenants, agreements, rights, restrictions, or informal arrangements of any kind (including any which are in the course of being acquired).
- **Seller:** includes landlord and prospective landlord.

2. The replies to the enquiries will be given by the Seller and addressed to the Buyer. Unless otherwise agreed in writing, only the Buyer and those acting for it may rely on them.

- References in these enquiries to "**you**" mean the Seller and to "**we**" and "**us**" mean the Buyer.
- In replies to the enquiries, references to "**you**" will be taken to mean the Buyer and to "**we**" and "**us**" will be taken to mean the Seller.

3. The replies are given without liability on the part of the Seller's solicitors, its members or employees.

4. The Buyer acknowledges that even though the Seller will be giving replies to the enquiries, the Buyer should still inspect the Property, have the Property surveyed, investigate title and make all appropriate searches and enquiries of third parties.

5. In replying to each of these enquiries and any supplemental enquiries, the Seller acknowledges that it is required to provide the Buyer with copies of all documents and correspondence and to supply all details relevant to the replies, whether or not specifically requested to do so.

6. The Seller confirms that pending exchange of contracts or, where there is no prior contract, pending completion of the Transaction, it will notify the Buyer on becoming aware of anything which may cause any reply that it has given to these or any supplemental enquiries to be incorrect.

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Enquiries

1. Boundaries and extent

In this enquiry, "**Boundary Features**" means all walls, fences, ditches, hedges or other features that form the physical boundary of the Property.

- 1.1 Are you aware of any discrepancies between the boundaries referred to in the title deeds and the Boundary Features?

[Insert answer to question here] **NO**

- 1.2 Have any alterations been made to the position of any Boundary Features during your ownership or, to your knowledge, earlier?

[Insert answer to question here] **NO**

- 1.3 In relation to each of the Boundary Features:

- (a) Which of them have you maintained or regarded as your responsibility?
(b) Are any boundaries shared or maintained?

[Insert answer to question here] **See T mark on plans**

- 1.4 [Does any part of the Property lie beneath or above adjoining premises, roads or footpaths?]

[Insert answer to question here] **NO**

- 1.5 Are there any adjoining or nearby premises or land which you use or occupy in connection with the Property?

[Insert answer to question here] **NO**

2. Rights benefiting the Property

NOTE: For the avoidance of doubt, Rights include, but are not limited to, sporting rights, manorial rights, commons rights, rights of light and rights in

respect of mines and minerals, including rights of ownership and rights to work minerals.

- 2.1 What Rights does the Property benefit from, other than those which are apparent from the copy documents supplied?

[Insert answer to question here] **NONE**

- 2.2 Please confirm that all terms and conditions relating to the exercise of any Rights which benefit the Property have been complied with.

[Insert answer to question here] **N/A**

- 2.3 Please give details of the maintenance (including costs) of any land, Conduits or equipment used in connection with any Rights.

[Insert answer to question here] **NONE**

- 2.4 Please give details of any interference with any Rights, whether past, current or threatened.

[Insert answer to question here] **NONE**

- 2.5 Have you (or, to your knowledge, has any predecessor in title) registered any notices, cautions against first registration or other entries against any other titles at the Land Registry in relation to any Rights which benefit the Property?

[Insert answer to question here] **NO**

- 2.6 What are the pedestrian and vehicular access routes to and from the Property?

[Insert answer to question here] **Directly on to A458**

- 2.7 Have you, or to your knowledge has anyone else, applied to modify or discharge any Rights benefitting the Property?

[Insert answer to question here] **NO**

3. Adverse Rights affecting the Property

NOTE: For the avoidance of doubt, Adverse Rights include, but are not limited to, sporting rights, manorial rights, rights in respect of chancel repair, commons

rights and rights in respect of mines and minerals, including rights of ownership and rights to work minerals.

- 3.1 What Rights is the Property subject to, other than those which are apparent from the copy documents supplied?

[Insert answer to question here] NONE

- 3.2 To what extent have the Rights been exercised and by who?

[Insert answer to question here] N/A

- 3.3 Please confirm that all terms and conditions relating to the exercise of any Rights to which the Property is subject have been complied with.

[Insert answer to question here] N/A

- 3.4 Are there any overriding interests to which the Property is subject?

[Insert answer to question here]

- 3.5 Does the Property, or any property over which Rights are enjoyed, include any land that is currently used or has in the past ten years been used by members of the public for recreational purposes, whether with or without your permission?

[Insert answer to question here] N/A

- 3.6 Have you, or to your knowledge has anyone else, applied to modify or discharge any Rights to which the Property is subject?

[Insert answer to question here] NO

- 3.7 Have you suffered any nuisance or damage as a result of the exercise of any Adverse Right?

[Insert answer to question here] NO

- 3.8 Are there any telecommunications or electrical apparatus on the Property, including any electricity substations or telecommunications masts? If so, please supply copies of any relevant documentation.

[Insert answer to question here] Electric poles, wayleave + underground cable from Lyndale to main road

- 3.9 Are there any renewable energy installations on the Property (for example, wind turbines, solar panels, biomass boilers or anaerobic digesters)?

[Insert answer to question here] NO

- 3.10 Has anyone obtained or been refused insurance cover in respect of any defect in title to the Property, including any restrictive covenant or any lost title deed?

[Insert answer to question here] NO

- 3.11 Have any statements or declarations been made under section 31(6) of the Highways Act 1980 in relation to rights over the Property? If so, please state the date on which any statement or declaration was deposited and provide copies of any statements and declarations.

[Insert answer to question here] NO

4. Physical condition

- 4.1 Is the Property now, or has it ever been, affected by any of the following?:

- (a) subsidence, settlement, landslip or heave;
- (b) defective Conduits, fixtures, plant or equipment;
- (c) any contamination or other infection;
- (d) any invasive plants listed in Part II of Schedule 9 to of the Wildlife and Countryside Act 1981, including without limitation Japanese knotweed (*Fallopia japonica*);
- (e) any other infestation or pest; or injurious weeds, including without limitation wireworm, potato cyst nematode, rhizomania, blackgrass or any other persistent weed;
- (f) flooding or drainage defect.

[Insert answer to question here] NO

- 4.2 Has asbestos, or any other substance known or suspected to be unsuitable for its purpose, unstable or hazardous, been used in, or removed from, the Property?

[Insert answer to question here] NO

- 4.3 Please supply copies of any subsisting guarantees, warranties and/or insurance policies relating to [any buildings erected on, or] major alterations or engineering works carried out at, the Property within the last 12 years.

[Insert answer to question here] NONE

- 4.4 Please confirm that all Conduits, [fixtures, plant or equipment] in or serving the Property have been regularly tested and maintained and that all recommended work has been carried out.

[Insert answer to question here] YES

- 4.5 Please provide a plan showing the location of any land drains, cess pools, septic tanks, sewage treatment plants, overflows, soakaways and outfalls and the routes of any linking pipes.

[Insert answer to question here] ATTACHED

- 4.6 Please identify any major engineering works.

[Insert answer to question here] NONE

- 4.7 Has there been any unauthorised waste dumping, fly tipping, burial of animal carcasses, fly grazing or vandalism on the Property or theft from the Property [in the last ten years]?

[Insert answer to question here] NO

- 4.8 [Does the boundary of the Property immediately adjoin a highway maintainable at public expense at, and for the full width of, each point of access?]

[Insert answer to question here] YES

- 4.9 Are there any barriers to access to the Property that are controlled by a third party? If so, please give details.

[Insert answer to question here] NO

- 4.10 If any access from the Property to a public highway is shared with any third party, please give details of the frequency of use of the access by other vehicles.

[Insert answer to question here] NO

- 4.11 If the Property has been affected by flooding, then in addition to any details already provided in reply to enquiry 4.1(f), please provide details of the source of the flood, the year (or years) in which it occurred, and whether the flooding is seasonal.

[Insert answer to question here] **NONE**

- 4.12 Are there any pipelines, cables, wires, drains, ditches, under or over ground storage tanks not apparent on physical inspection that could interfere with normal farming operations?

[Insert answer to question here] **underground electricity cable from Wyndale to main road**

- 4.13 Has there been any filling of former excavations or voids on the Property, such as gravel pits, mines or quarries?

[Insert answer to question here] **NO**

- 4.14 [Is the Property certified as organic under any organic certification programme? If so, please provide a copy of the current certificate, identify on a plan the organic areas and give details of the farming activities.]

[Insert answer to question here] **NO**

- 4.15 Has the owner or occupier of any neighbouring premises ever requested or been allowed or been refused access to the Property to carry out repairs, alterations or other works to any neighbouring premises or the Conduits serving them? If so, please give details, including copies of any access orders granted under the Access to Neighbouring Land Act 1992.

[Insert answer to question here] **NO**

5. Fixtures

NOTE: For the avoidance of doubt, fixtures include, but are not limited to trees, shrubs, produce, sheds, garden ornaments, gates, water troughs, cattle grids and other items of equipment.

- 5.1 [Please list any items which are currently attached to the structure of the Property in some way (for example, wired, plumbed or bolted) and which you propose removing from the Property prior to completion of the Transaction.]

[Insert answer to question here] **two light fittings**

- 5.2 [Please confirm that you will make good before completion any damage caused by the removal of any fixtures and fittings.]

[Insert answer to question here] *confirmed*

- 5.3 [Other than those belonging to an occupational tenant, please confirm that you own all fixtures and fittings that will remain on the Property, free from third party rights.]

[Insert answer to question here] *confirmed*

- 5.4 [Where there is an existing tenant who will be leaving by completion, please list items that are a tenant's fixtures and will be removed.]

[Insert answer to question here] *N/A*

6. Utilities and services

- 6.1 Please list the services available at the Property and confirm which (if any) are connected to the mains, copies or recent bills, and if applicable provide plan of the location of any water meters.

[Insert answer to question here] *mains water & electricity*

- 6.2 Do any parts of the services pass over, under or through any land which is not part of the Property?

[Insert answer to question here] *No*

- 6.3 If so, please give details of the route and easement, grant, exception reservation, wayleave, licence or consent.

[Insert answer to question here] *N/A*

- 6.4 Please provide copies of the most recent bills for the services referred to at enquiry 6.1 and the location of any water or electricity meters serving the Property.

[Insert answer to question here] *copies provided
electricity meter in utility*

- 6.5 Please provide copies of any consent or licence relating to any drainage used in respect of the Property or the activities carried on there.

6.5

Ironhaub.
Trewern
Dear Sir.

I have given
permission to Mr
Humphreys for the
connection of a drain
from the filter beds
at Trewern House to
the existing farm
drainage system from
Trewern House which
crosses my land.

Yours sincerely

E. L. Chapman

This consent was required by the
Council before construction work on
the septic tank could commence
i.e. sometime during 1970/1971

(EJ)

6.4

Call free anytime if you have a power cut - 105



Rec 13/8/26

N

v6.6_ZINV_0920_24072026



98355 022436 0074 E 32700

MR W TREVOR-JONES
TREWERN HOUSE
1D
TREWERN
WELSHPOOL
SY21 8EF



Bill date: 07 August 2026

Supply address: TREWERN HOUSE, POWYS, WELSHPOOL, SY21 8EF

Your electricity bill explained

Bill period: 08 May 2026 - 05 Aug 2026
Your tariff: Standard - Quarterly Cash
Electricity reading: 05 Aug 26 - 71733 (actual)

How we've worked it out (full details on page 3)

Summary	Credit	Debit
Starting balance - your last bill		£2,058.05
You've paid - thank you	£2,058.05	
Your new costs		£592.82
Totals	£2,058.05	£2,650.87
Your amount to pay		£592.82

Account number:

5187 6775 026



Action required

Your energy bill of

£592.82

is due for payment

Please pay by: **21 August 2026**

Important: we may apply fees if your bill is paid late. Please see the additional charges section enclosed.

Please make your payment


[scottishpower.co.uk/
payments](https://scottishpower.co.uk/payments)
Download the
ScottishPower AppCall free
0800 001 5115 (24hrs)Bank Giro
(see attached slip)

Ready for a smart meter?

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Page 1 of 6

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CONTACT US

hdcymru.co.uk

ACCOUNT NUMBER
1482058484

SUPPLY ADDRESS
TREWERN HOUSE, TREWERN
WELSHPOOL
SY21 8EF

ISSUE DATE
20 Apr 2026

MRS G TREVOR JONES
TREWERN HOUSE
TREWERN
WELSHPOOL
SY21 8EF

Do you need help
paying your bill?

To find out about ways we can
help please call 01938 545000
or visit www.hdcymru.co.uk



Your bill amount to
pay is

£511.51

Due now

DECEMBER

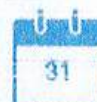


2025



Billing period
469 days

MARCH



2027

If you prefer you can pay this in two instalments: First payment of £316.58 is due
now

Second payment due on 01 October 2026 is £194.93

Fresh water
Total £486.43

This is the good stuff that comes from
the taps

Total spend

£486.43

Your average daily spend

£1.04

*Paid 15/5/26
to Bank of Wales. Not what
(12-18)
£316-58*

** Check
to pay on 1st Oct 26
£194-93*

[Insert answer to question here]

copy provided

- 6.6 Please provide copies of any licence to abstract water? If applicable how much water is actually abstracted during any one year? Please supply the average amount of water abstracted for each of the last 5 years?

- 6.7 Please provide a plan of any water system that affects the Property.

[Insert answer to question here]

N/A

7. Planning and building regulations

- 7.1 Are you aware of any breach of planning law in relation to the construction, use or occupation of the Property?

[Insert answer to question here]

NO

- 7.2 [Is any building or structure on the Property listed under planning law?]

[Insert answer to question here]

House Grade II* Barn II

- 7.3 What works have been carried out at the Property during the last four years?

[Insert answer to question here]

NONE

- 7.4 What changes of use have taken place at the Property during the last ten years?

[Insert answer to question here]

NONE

- 7.5 What is the existing use of the Property and how is it authorised under planning legislation?

[Insert answer to question here]

RESIDENTIAL

- 7.6 [Where you or your solicitor have them, please supply copies of all planning documents and all building regulations consents relating to the Property.]

[Insert answer to question here]

N/A

- 7.7 Have you made an application for planning permission which has not yet been determined by the local authority or are there any other planning proceedings currently taking place in relation to the Property?

[Insert answer to question here] NO

- 7.8 What information do you have about any proposals for the development of any adjoining or neighbouring property?

[Insert answer to question here] NONE

- 7.9 [Are you aware of any existing or future Community Infrastructure Levy liability relating to the Property?]

[Insert answer to question here] NO

8. Statutory agreements and infrastructure

- 8.1 Are you aware of any outstanding obligations relating to the construction or adoption of the highway, Conduits or any other infrastructure that supplies the Property?

[Insert answer to question here] NO

- 8.2 Are you required to enter into any agreement or obligation with any planning, highway or other public authority or utilities provider?

[Insert answer to question here] NO

- 8.3 Are you aware of anything affecting the Property that is capable of being registered on the Local Land Charges Register but is not so registered?

[Insert answer to question here] NO

9. Statutory and other requirements

- 9.1 Are you aware of any breach of statutory requirements that relate to the Property or its use or occupation?

[Insert answer to question here] NO

- 9.2 Are you aware of any breach of, alleged breach of, or any claim under any statutory requirements or byelaws affecting the Property, its current use, the storage of any substance in it or the use of any fixtures, machinery or chattels in it?

[Insert answer to question here] NO

- 9.3 Please supply details of any grant made or claimed in respect of the Property, including circumstances in which it may have to be repaid.

[Insert answer to question here] N/A

10. Environmental

- 10.1 Where you or your solicitor have them, please supply copies of all environmental and flood risk reports that have been prepared in relation to the Property.

[Insert answer to question here] NONE

- 10.2 Please supply a copy of all statutory authorisations under all environmental law for the current uses of the Property (if applicable).

[Insert answer to question here] NONE

- 10.3 Are there, or have there ever been, any above or below ground bulk storage tanks at the Property? If so, please confirm the contents and age of those tanks (or estimate the age as accurately as possible).

[Insert answer to question here]

Well to left of kitchen door
Heating oil tank 2005

- 10.4 Please confirm that you are not aware of any breach of any environmental law relating to the past or present use or occupation of the Property or for substances in, on, at or under the Property.

[Insert answer to question here] Confirmed

- 10.5 Please confirm that you are not aware of any environmental incidents including the leaking or discharging of any substances at the Property or on or at any nearby properties.

[Insert answer to question here] Confirmed

- 10.6 Has the property or has the property had any plant or animal health issues within the last 5 years? If so, are there any outstanding notices against the property in respect of any one of these issues including TB? Is the Property within a badger-controlled area?

[Insert answer to question here]

NO

11. Occupiers

For the avoidance of doubt, occupiers means but is not limited to family-controlled farming partnerships or companies, beneficiaries under a trust, contract farming arrangements or employees.

- 11.1 Does anyone apart from you have any right to use or occupy the Property?

[Insert answer to question here]

NO

- 11.2 If the Property is vacant, when and why did it become vacant?

[Insert answer to question here]

N/A

12. Notices

Please supply a copy of any notices affecting the Property that you or your predecessors or any tenant or occupier have given or received, and confirm that those notices have been complied with.

[Insert answer to question here]

N/A

13. Disputes

- 13.1 Please provide details of any outstanding complaints or past, current or likely disputes affecting the Property, or its use and occupation.

[Insert answer to question here]

NONE

- 13.2 Are you aware of any noise, odour, dust or spray drift or other matter arising from neighbouring land but noticeable on or in the Property?

[Insert answer to question here]

NO

- 13.3 Have there ever been or are there currently any incidents of unauthorised occupation or trespassing on the Property by a third party? If so, please give details.

[Insert answer to question here] NO

14. Farm payments, land management and capital grant schemes

- 14.1 Is the Property entered into any farm payment or other environmental land management scheme or capital grant scheme (if in Wales), such as the Basic Payment Scheme, or any other replacement scheme delivering public money for public goods?

[Insert answer to question here] NO

- 14.2 If the answer to Clause 14.1 is "yes", please:

- (a) Confirm that all terms of the scheme, including any cross compliance (if in Wales) or replacement general standards of land management, have been complied with.
- (b) Confirm that no conditions are outstanding that may require the repayment of the funds payable under the scheme.
- (c) Confirm that there are no outstanding inspections, penalties or disputes relating to the scheme.
- (d) On a plan, specify the areas affected including identifying any areas required to be kept as permanent grassland or other environmental specific area.
- (e) Supply copies of all relevant correspondence including but without limitation to applications, forms, correspondence, statements and payment schedules, or maps.

[Insert answer to question here] N/A

- 14.3 Is the Property entered into any woodland grant scheme? If so, please confirm that all the terms and conditions of that scheme have been complied with including but without limitation to all felling licences?

[Insert answer to question here] NO

15. Sporting rights

- 15.1 Please confirm that all fishing and sporting rights are in hand and are included in the sale of the Property. If not in hand, please supply copies of any written agreements or a summary of any oral agreements?

[Insert answer to question here]

N/A

- 15.2 [If a boundary is a stream, please confirm that the fishing rights are included in the sale of the Property.]

[Insert answer to question here]

N/A

16. Insurance

- 16.1 Have you ever experienced any difficulty in obtaining insurance cover for the Property including cover for public liability, at normal rates and subject to normal exclusions?

[Insert answer to question here]

NO

- 16.2 Please give details of any outstanding insurance claims in relation to the Property.

[Insert answer to question here]

NONE

- 16.3 [If the buildings insurance policy is to remain in place after exchange of contracts, please supply a copy of the policy and schedule of insurance cover.]

[Insert answer to question here]

N/A

17. SDLT

- 17.1 Did you make any application to defer the payment of SDLT, or land transaction tax (LTT) on your acquisition of the property?

[Insert answer to question here]

NO

18. VAT

- 18.1 Have you (or a relevant associate within the meaning of paragraph 3 of Schedule 10 to the Value Added Tax Act 1994 (VATA 1994) or a relevant group member for the purposes of paragraph 21 of Schedule 10 to the VATA 1994) made a valid option to tax (under paragraph 2 or 21 of Schedule 10 to the VATA 1994) for the purpose of VAT in respect of the Property, or is the sale otherwise subject to VAT?

[Insert answer to question here] **NO**

- 18.2 Please confirm that you, a relevant associate (within the meaning of paragraph 3 of Schedule 10 to the VATA 1994) and/or a relevant group member (within the meaning of paragraph 21 of Schedule 10 to the VATA 1994) will not make an option to tax (under paragraph 2 or 21 of Schedule 10 to the VATA 1994) in relation to the Property before Completion? [Note If any deposit is to be paid as agent (rather than stakeholder), this date needs to be the date of exchange of contracts].

[Insert answer to question here] **N/A**

19. [Capital Allowances]

- 19.1 [Have you claimed capital allowances on plant or machinery fixtures or allocated any expenditure on such fixtures to a capital allowances pool?]

[Insert answer to question here] **NO**