

AUCTION PACK

Relating to

Sale of Six Swathes, Ludlow Road
Clee Hill, Ludlow SY8 3PE

Auction to be held on 20th September 2018
at Luctonian Sports Club, Kingsland at 6 p.m.

PCB Solicitors LLP
Corvedale Chambers
Corvedale Road
Craven Arms
Shropshire SY7 9NE
Ref: HB/M11601-02

DOCUMENTS ENCLOSED

1. Contract
2. Epitome of Title
3. Local Search, Shropshire Council dated 28 August 2018
4. Chancel Check Report dated 14th August 2018
5. Drainage & Water search dated 14th August 2018
6. Environmental search dated 14th August 2018
7. Property Information form
8. Fittings & Contents form
9. Replies to Preliminary Enquiries
10. Septic Tank Enquiries

Report Details

Report Number	7422071
Issue Date	14/08/2018
Client Ref	389577
Address	Six Swathes, Ludlow Road, Ludlow, Shropshire, SY8 3PE

The above address is located within the historical boundary of a tithe district within a parish which continues to have a potential chancel repair liability based upon historical parish boundary data and the relevant Inland Revenue Indices held by The National Archives.

No-one involved in the production of this report has any relationship with any party involved in the sale of the property.

This service is only available for properties in England and Wales. The data used to identify potential risk is derived from a comprehensive academic study of historical boundaries relating to parishes and documentation pertaining to potential chancel repair liability held at The National Archives.

It should be noted that this service searches against a 25 metre radius around the identified address point of the subject building in order to establish the location in respect of the relevant historical boundary.

ChancelSure[®] provides market leading indemnity insurance for chancel repair liability. Part of the **ConveySure**[®] suite of insurance products, **ChancelSure**[®] is available online via our website at www.clsi.co.uk.

ChancelSure[®] (indemnity insurance for chancel repair liability) offers diminution in value and a 200% escalator clause as standard – in perpetuity cover is also available. For lender complaint insurance policies (no cover notes, orders returned within 30 seconds via email with invoice that is payable by BACS or cheque within 14 days) log onto www.clsi.co.uk.

ChancelCheck[®] is provided with the benefit of a Search Insurance policy offering cover up to a market value of £2m where a pre-existing matter adversely affects the result of the **ChancelCheck**[®] provided on the property.

Terms and Conditions

This Report is prepared by CLS Property Insight Limited ('CLS') and is subject to the following Terms and Conditions:

Business Clients Visit: <https://www.clsi.co.uk/Content/PDFs/Website/TermsConditions-B2B.pdf>

ChancelCheck® Guidance Note

Chancel Repair Liability Background

Chancel repair liability is a medieval anomaly whereby the Church of England and Wales was granted powers to charge those owning "rectorial land" for the upkeep of the chancel of some Parish Churches.

Chancel repair liability affects millions of acres in England and Wales and is still deemed a usual and necessary search by conveyancers.

Chancel repair liability can still be attached to land regardless of whether or not the liability is noted against the title, making the prospective risk unquantifiable.

The Church continues to actively register their interest, to protect their right to charge for chancel repair liability in perpetuity.

ChancelCheck® Identifies the Problem

ChancelCheck® is an online, low cost (£20 + VAT) screening report designed to inform the Homebuyer of any potential chancel repair liability. It is in accordance with the Conveyancing and CML Handbooks.

Certificate If the area of land selected falls within a parish that does not have the ability to claim for chancel repair liability, the search will be returned as a Certificate.

Report If the area of land selected falls within a parish that has the ability to claim for chancel repair liability, a potential liability will be returned and the search will come back as a Report. **Where an issue has been identified, ChancelSure® is available to cover the potential risk.**

NB. ChancelCheck® does not publish the relevant parish name to deter contacting the Church. Doing so will put the Church on notice of a potential liability and may lead to negating insurance cover.

ChancelSure® Offers a Solution

ChancelSure® is the market leading chancel repair indemnity product, providing comprehensive protection and security for the homeowner where a potential chancel liability has been identified. **ChancelSure®** offers a cost effective solution, protecting the owner/occupier, mortgagee, lessees and successors if required. **ChancelSure®** policies have been specifically designed to work in conjunction with **ChancelCheck®** and are fully compliant with lender requirements.

ChancelSure® insurance is part of the **ConveySure®** suite of legal indemnity insurance products, which are available from CLS and other authorised resellers.

ChancelSure® premiums start at £40.00 including IPT, a schedule of online premiums is provided overleaf.

Insurer Details The highest and most consistently-rated security, A rated, available through AmTrust International Underwriters Designated Activity Company (DAC).

Expert Underwriters The policies are underwritten by AmTrust International Underwriters Designated Activity Company (DAC) and fully compliant with the requirements of Part II of the CML Handbook.

Period of Cover Cover is offered for 25, 35 years or in perpetuity. **ChancelSure®** policies offer full value indemnity insurance against claims and legal costs of up to £3m. All **ChancelSure®** policies include diminution of value cover.

Bespoke Policies Bespoke policies are available for larger areas, higher limits of indemnity, when there is prior knowledge of a risk, a Unilateral Notice registered or a caution lodged against the title. Email express@clsrs.co.uk for any enquiries.

Samples To download a sample policy, please visit www.cls.co.uk.

ChancelSure® Insurance Policy Premiums

ChancelSure® is the market leading chancel repair indemnity product, providing comprehensive protection and security for the homeowner where a potential chancel liability has been identified. CLS Risk Solutions Limited underwrites ChancelSure® policies on behalf of AmTrust International Underwriters Designated Activity Company (DAC) and therefore offers the highest and most consistently-rated security available in the UK Title Indemnity market (A rated since 2005/6 per Standard & Poor's).

The figures quoted below are our standard one-off policy premiums (including IPT) which will apply to most properties. However, as chancel repair liability is a fluctuating risk, these figures may alter for some properties. In addition, we periodically review our underwriting data and may carry out further assessment before confirming the availability of cover. For a draft policy, please visit our website www.clsl.co.uk or contact our Underwriting Team at express@clsrs.co.uk.

ChancelSure® offers diminution in value and a 200% escalator clause as standard, with 25 year, 35 year and in perpetuity terms available. For lender compliant insurance policies (no cover notes with invoices payable by BACS or cheque within 14 days) log onto www.clsl.co.uk.

Residential Property (25 Years)

Limit of Indemnity	Residential Non Successor < 5 acres	Residential Successor < 5 acres	Residential Non Successor 5 – 10 acres	Residential Successor 5 – 10 acres
£100,000	£40.00	£65.00	£50.00	£90.00
£250,000	£54.00	£95.00	£75.00	£125.00
£500,000	£75.00	£125.00	£110.00	£150.00
£1,000,000	£94.00	£140.00	£130.00	£165.00
£1,500,000	£130.00	£175.00	£150.00	£195.00
£2,000,000	£150.00	£190.00	£175.00	£215.00
£2,500,000	£175.00	£210.00	£225.00	£275.00
£3,000,000	£210.00	£250.00	£275.00	£325.00

Residential Property (35 Years)

Limit of Indemnity	Residential Successor < 5 acres	Residential Successor 5 - 10 acres
£100,000	£80.00	£105.00
£250,000	£120.00	£145.00
£500,000	£145.00	£165.00
£1,000,000	£160.00	£185.00
£1,500,000	£185.00	£210.00
£2,000,000	£210.00	£240.00
£2,500,000	£225.00	£300.00
£3,000,000	£325.00	£423.00

Residential Property (In Perpetuity)

Residential Successor < 5 acres	Residential Successor 5 - 10 acres
£90.00	£125.00
£140.00	£165.00
£165.00	£180.00
£180.00	£215.00
£215.00	£240.00
£240.00	£300.00
£265.00	£350.00
£363.00	£472.00

Bespoke Policies

Bespoke policies are available for larger areas, higher limits of indemnity, when there is prior knowledge of a risk, a Unilateral Notice registered or a caution lodged against the title.

Please contact our underwriting team by email express@clsrs.co.uk.

ChancelSure[®] Insurance Policy Premiums

Commercial Property (25 Years)

Limit of Indemnity	Commercial Non Successor < 3 acres	Commercial Non Successor 3 - 5 acres	Commercial Non Successor 5 - 10 acres
£250,000	£130.00	£200.00	£250.00
£500,000	£220.00	£400.00	£550.00
£750,000	£450.00	£600.00	£750.00
£1,000,000	£500.00	£800.00	£900.00
£1,500,000	£700.00	£1,000.00	£1,300.00
£2,000,000	£1,250.00	£1,350.00	£1,500.00
£2,500,000	£1,400.00	£1,550.00	£1,700.00
£3,000,000	£1,600.00	£1,750.00	£1,900.00

Commercial Property (25 Years)

Limit of Indemnity	Commercial Successor < 3 acres	Commercial Successor 3 - 5 acres	Commercial Successor 5 – 10 acres
£250,000	£200.00	£300.00	£375.00
£500,000	£320.00	£600.00	£700.00
£750,000	£625.00	£850.00	£950.00
£1,000,000	£680.00	£1,100.00	£1,150.00
£1,500,000	£950.00	£1,250.00	£1,500.00
£2,000,000	£1,500.00	£1,750.00	£2,000.00
£2,500,000	£1,750.00	£2,000.00	£2,200.00
£3,000,000	£1,900.00	£2,150.00	£2,350.00

Bespoke Policies

Bespoke policies are available for larger areas, higher limits of indemnity, when there is prior knowledge of a risk, a Unilateral Notice registered or a caution lodged against the title.

Please contact our underwriting team by email express@clsrs.co.uk.

PCCB Guidance Note

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by CLS Property Insight Limited (CLS); 17 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4UA (Call: 01732 753 910, Email: info@clspropertyinsight.co.uk)

CLS Property Insight Limited is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code

- provides protection for homebuyers, sellers, estate agents, conveyancers, and mortgage lenders, who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- sets out minimum standards which firms compiling and selling search reports have to meet.
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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

Core Principles

Search providers which subscribe to the Code will:

- display the Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards
- monitor their compliance with the Code

Complaints

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 compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

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

TPO's Contact Details:

The Property Ombudsman scheme; Milford House, 43-55 Milford Street Salisbury, Wiltshire, SP1 2BP. (Call: 01722 333 306, Fax: 01722 332 296, Email: admin@tpos.co.uk, Website: www.tpos.co.uk).

You can also get more information about the PCCB from www.propertycodes.org.uk

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

CLS Complaint Resolution Procedure

If you have a complaint regarding our services or products, please send the details to:
CLS Property Insight Limited, 17 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4UA (Call: 01732 753 910, Email: complaints@clspropertyinsight.co.uk).



Your complaint will be acknowledged within 5 working days of receipt and you should receive a written response within 20 working days. Where this is not possible, we will inform you of the reasons why and give an indication of when you should expect a response. If you have not received a response within 40 working days of original receipt of the complaint or you are not happy with the response given you may take one of the following actions:

- If your complaint is in relation to our search products you may refer your complaint to:
The Property Ombudsman scheme; Milford House, 43-55 Milford Street Salisbury, Wiltshire, SP1 2BP. (Call: 01722 333 306, Fax: 01722 332 296, Email: admin@tpos.co.uk, Website: www.tpos.co.uk).
- If your complaint is in relation to our insurance products you may refer your complaint to:
Financial Ombudsman Service; Exchange Tower, Harbour Exchange Square, London, E14 9SR. (Call: 020 7964 1000, Fax: 020 7964 1001, Email: complaint.info@financial-ombudsman.org.uk).
- For details of the additional protection and benefits provided by commissioning a code compliant search product from an IPSA registered member please visit www.search-code.co.uk

For Conveyancer's use only

PCB SOLICITORS LLP

Corvedale Chambers
Corvedale Road
Craven Arms
Shropshire SY7 9NE
Tel: 01588 672345
Fax: 01588 672576

Buyer's conveyancer: _____

Seller's conveyancer: _____

Time:

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

The information above does not form part of the Contract

PCB Solicitors LLP

CONTRACT

Incorporating the RICS Common Auction Conditions of Sale (Fourth Edition)

Contract Date : _____

Seller : Joy Louise Lochbaum of Acton Nursery, Acton, Bishops Castle, Shropshire, SY9 5LA and Carole Youla Jones of 14 Hamlet Close, Ludlow, Shropshire SY8 2NW as Executors of Herbert Desmond Millichamp Deceased

Buyer : _____

Property (freehold) : Six Swathes, 1 Ludlow Road (also known as Six Swathes, 1A Ludlow Road) Clee Hill, Ludlow SY8 3PE

Root of Title : All that freehold property as described in a Conveyance dated 5th July 1971 between Ada Clee (1) and Herbert Desmond Millichamp and Vera Louise Millichamp (2) ("the Conveyance")

Specified Incumbrances : Those matters contained mentioned or referred in the Conveyance.

Title Guarantee (full/limited) : Limited

Completion Date : _____

Contract Rate : 4% above the base rate of Royal Bank of Scotland plc from time to time

Purchase Price : £

Deposit : £

Contents price (if separate) : £

Balance : £

The Seller will sell and the Buyer will buy the Property for the Purchase Price.

The Contract continues on the next page.

WARNING

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

SIGNED:

Seller/Buyer

SPECIAL CONDITIONS OF SALE

1 Definitions and interpretation

In these Conditions:

- 1.1 'the Auctioneer' means Cobb Amos of 5 High Street, Ludlow SY8 1BS
- 1.2 'the Buyer' means the person who submits the highest bid accepted by the Auctioneer;
- 1.3 'the Buyer's Solicitors' means the solicitors instructed to act for the Buyer on the purchase of the Property;
- 1.4 'the Completion Date' means the day of2018;
- 1.5 'the Contract Rate' means 4% above the base rate of Royal Bank of Scotland plc from time to time
- 1.6 'the Documents' means the documents (if any) particulars of which are set out in the schedule
- 1.7 'the General Conditions' means the Standard Conditions of Sale (5th Edn)
- 1.8 'the Particulars' means the particulars of sale annexed to these Conditions;
- 1.9 'the Property' means the property described in the Particulars;
- 1.10 'the Purchase Price' means the amount of the successful bid;
- 1.11 'the Seller' means
- 1.12 'the Seller's Solicitors' means PCB Solicitors LLP of Corvedale Chambers, Corvedale Road, Craven Arms, Shropshire SY7 9NE
- 1.13 references to a 'Working Day' are references to any day from Monday to Friday (inclusive) which is not Christmas Day, Good Friday or a statutory bank holiday;
- 1.14 where the context so admits, the expression '**the Seller**' and '**the Buyer**' include the personal representatives of the Seller and the Buyer and the Buyer shall include any successors in title of the Buyer
- 1.15 The clause headings do not form part of these conditions and shall not be taken into account in its construction of interpretation
- 1.16 Any reference to a clause, paragraph or schedule is to one in these conditions so numbered

2 Memorandum

The Buyer shall at the close of the sale sign a memorandum in the form annexed to these Conditions.

3 Deposit

- 3.1 The Buyer shall at the close of the sale pay a deposit of 10% of the Purchase Price to the Seller's Solicitors as stakeholder for the Seller.
- 3.2 The deposit may be paid by such method as the Seller's Solicitors shall in their discretion accept, and the Buyer shall produce such evidence as the Seller's Solicitors may reasonably require of his identity and credit worthiness and, if the deposit is paid otherwise than in cash, that his instrument of payment will be honoured.
- 3.3 If the instrument of payment of the deposit is not honoured on first presentation, the Seller shall have the option:
 - 3.3.1 of rescinding the sale; or
 - 3.3.2 of affirming the sale;
 - and if the Seller affirms the sale, the Seller may either:
 - 3.3.3 determine the contract and forfeit the deposit, which shall remain due to the Seller and in addition the Buyer will remain liable on his instrument of payment; or
 - 3.3.4 seek specific performance of the sale.

4 Completion

Completion of the sale and purchase and payment of the balance of the Purchase Price shall take place on the Completion Date at the offices of the Seller's Solicitors or where they may reasonably direct

5 Title guarantee

The Seller sells with **limited title** guarantee.

6 Possession

The Property is sold with vacant possession on completion.

7 Title

7.1 Title shall commence with the Conveyance dated 5th July 1971 and made between Ada Clee (2) and Herbert Desmond Millichamp and Vera Louise Millichamp (2)

7.2 The Epitome of Title having been available for inspection during normal office hours at the offices of the Auctioneer and the Seller's Solicitors for a period of at least 14 days prior to the date of the auction and at the auction rooms at least 2 hours prior to the start of the auction, the Buyer (whether or not he has inspected it) shall be deemed to purchase with full knowledge of the title in all respects and shall not raise any requisition or make any objection in relation to the title.

8 Other matters affecting the Property

There will be added to General Condition 3.1.2 the following:

8.1 all local land charges, whether or not registered before the date of the auction, and all matters capable of registration as local land charges, whether or not actually so registered;

8.2 all notices served and orders, demands, proposals or requirements made by any local, public or other competent authority, whether before or after the date of the auction;

8.3 all actual or proposed charges, notices, orders, restrictions, agreements, conditions, contraventions or other matters arising under the enactments relating to town and country planning and environmental law;

8.4 all easements, quasi-easements, rights, exceptions or other similar matters, whether or not apparent on inspection or disclosed in the Particulars or in any of the documents referred to in these Conditions;

8.5 all matters which are (or where the Property is not registered, would be) unregistered interests which override first registration of title under the Land Registration Act 2002 Schedule 1 and (where the Property is registered) unregistered interests which override registered dispositions under the Land Registration Act 2002 Schedule 3;

9. Disclaimer

The Buyer admits that:

9.1 he has inspected the Property and purchases it with full knowledge of its actual state and condition and shall take the Property as it stands;

9.2 he agrees to purchase the Property solely as a result of his own inspection and on the basis of the terms of these Conditions and not in reliance upon any representation or warranty written or oral or implied made by or on behalf of the Seller (save for any representation or warranty contained in written replies given by the Seller's Solicitors to any written preliminary enquiries raised by the Buyer's Solicitors);

9.3 the replies referred to in clause 10.2 do not constitute a representation that the Seller has made such investigation as could reasonably be expected to be made by or under the guidance of a prudent conveyancer;

9.4 the Particulars, these Conditions and the memorandum of sale together comprise the entire agreement between the parties.

10. Incorporation of general conditions of sale

10.1 The General Conditions shall apply to the sale and are incorporated in it so far as they are applicable to a sale by auction and are not varied by or inconsistent with these Conditions

10.2 The auction is subject to a reserve price, and the Seller reserves the right, through the Auctioneer, to bid up to the reserve price.

11. Restriction on assignment

11.1 The agreement created by the Particulars, these Conditions and the memorandum of sale is personal to the Buyer and is not capable of being assigned, charged or mortgaged.

11.2 The Seller shall not be required to transfer the Property:

12.2.1 to anyone other than the Buyer;

12.2.2 except by one transfer of the Property as a whole at the Purchase Price.

12. Merger on completion

The provisions of these Conditions shall not merge on completion of the transfer of the Property so far as they remain to be performed.

13. Contracts (Rights of Third Parties) Act 1999

For the purposes of the Contracts (Rights of Third Parties) Act 1999 it is agreed that nothing in the agreement created by the Particulars, these Conditions and the memorandum of sale shall confer on any third party any right to enforce or any benefit of any term of the agreement.

14. Severance

14.1 Whilst the terms and provisions of the agreement created by the Particulars, these Conditions and the memorandum of sale are considered by the parties to be reasonable in all the circumstances, if any one or more should for any reason be held to extend beyond the limits permitted by the law governing this Agreement, then such terms or provisions are to be varied with the minimum modifications necessary so as to make them valid and effective.

14.2 The invalidity, illegality or unenforceability of any term or provision of the agreement created by the Particulars, these Conditions and the memorandum of sale shall not affect or impair the continuation in force of the remainder of the agreement.

SCHEDULE

The Documents

Epitome of Title
Property Information form
Preliminary short form enquiries
Local Search
Water and Drainage Search
Chancel Search
Environmental Search
Fixtures Fittings and Contents form

MEMORANDUM

I/We

.....

of

.....

acknowledge that I/we have today purchased the Property described in the attached particulars of sale at the price mentioned below and have paid to the Seller's Solicitors the deposit mentioned below as stakeholder for the Seller. I/We agree to pay the balance of the purchase money and to complete the purchase in accordance with the attached conditions.

Dated:

Purchase Price	£
Less deposit	£
Balance	£

As agents for the Seller *PCB Solicitors LLP* confirm the sale and as stakeholder for the Seller acknowledge receipt of the deposit.

Name, address and reference of the Buyer's Solicitors:

Signed by or on behalf of the Buyer:

Signed on behalf of the Seller:

Seller's Solicitors:

PCB Solicitors LLP
Corvedale Chambers
Corvedale Road
Craven Arms
Shropshire SY7 9NE
Tel: 01588 672345
Fax: 01588 672576
Ref: HB/M11601/0002

Buyer's Solicitors:

Ref:

Epitome of Title

Relating to freehold/leasehold property known as 1 Ludlow Road (also known as Six Swathes, 1A
Ludlow Road, Clee Hill, Ludlow, SY8 1PE

Date	Document No.	Document Details	Parties	Photocopy or Abstract	Is original document to be handed over
05/07/1971	1	Conveyance	Ada Clee (1) Herbert Desmond Millichamp and Vera Louise Millichamp (2)	Photocopy	Yes
04/08/1971	2	Legal Charge (receipted)	Herbert Desmond Millichamp (1) Herbert Desmond Millichamp and Vera Louise Millichamp (2) Barclays Bank Limited (3)	Photocopy	Yes
15/07/1971	3	Land Charges search J715397		Photocopy	Yes
J947321	4	Land Charges Search J947321		Photocopy	Yes
20/09/2002	5	Death Certificate of Vera Louise Millichamp		Photocopy	No
24/08/2018	6	Grant of Probate	Herbert Desmond Millichamp	Photocopy	No
28/08/2018	7	Land Charges search	0589724OD	Photocopy	Yes
30/08/2018	8	Search of the Index Map	103/T781GMB	Photocopy	Yes
For Information					
09/10/1962		Conveyance	Ada Clee (1) Harold Unitt Roberts (2)	Photocopy	No

W
2
This Conveyance

THE SOLICITORS
LAW STATIONERY SOCIETY LTD

is made the
5th day

of July One thousand Nine hundred and Seventy One BETWEEN -
ADA CLEE of 71 Lower Galdeford Ludlow in the County of Salop Widow -
(hereinafter called "the Vendor") of the one part and HERBERT DESMOND
MILLICHAMP and VERA LOUISE MILLICHAMP of 1 Ludlow Road Clee Hill in
the said County of Salop (hereinafter called "the Purchasers") of the
other part.

WHEREAS the Vendor is seised of the property hereinafter des-
cribed in fee simple in possession subject as hereinafter mentioned but
otherwise free from encumbrances and has agreed to sell the same to the
Purchasers for a like estate in possession subject as hereinafter menti-
oned but otherwise free from encumbrances at the price of ONE THOUSAND
TWO HUNDRED AND FIFTY POUNDS.

NOW THIS DEED WITNESSETH as follows:-

1. IN pursuance of the said agreement and in consideration of ONE THOUSAND
TWO HUNDRED AND FIFTY POUNDS paid by the Purchasers to the Vendor (the
receipt whereof the Vendor hereby acknowledges) the Vendor as Beneficial
Owner hereby conveys unto the Purchasers ALL THAT bungalow situate and
known as number 1 Ludlow Road Clee Hill in the County of Salop ALL WHICH
said property is for the purpose of identification only and not of —
warranty more particularly delineated and edged red on the plan annexed
hereto TOGETHER WITH the rights for the Purchasers and their successors
in title hereinafter mentioned:-

(a) A right of way as now used and enjoyed over the adjoining property

conveyed to Harold Unitt Roberts by a Conveyance dated the Ninth day of October One thousand Nine hundred and Sixty Two and made between the Vendor of the one part and the said Harold Unitt Roberts of the other part from the public footpath (running from the Ludlow to Clee Hill R aforesaid in a southerly direction over the northern part of the said adjoining property) to the eastern boundary of the bungalow and land hereby conveyed.

(b) All existing rights of drainage now enjoyed by the property hereby conveyed over the said adjoining land with all necessary rights of entry and access on to such adjoining land for the purpose of maintenance cleansing reparation and renewal thereof SUBJECT TO making good all damage caused to such adjoining property TO HOLD the same unto the Purchasers in fee simple subject to the exception and reservation in favour of the Lord of the Manor or other the person or persons for the time being entitled thereto all mines quarries and minerals whatsoever whether opened or unopened within and under the property hereby conveyed with such powers of working the same unto the Lord of the Manor or other the person or persons entitled thereto may be entitled to.

2. THE Purchasers hereby declare as follows:-

(a) The Purchasers shall hold the said property upon trust to sell the same with power to postpone the sale thereof and shall hold the net proceeds of sale and other money applicable as capital and the net rents and profits thereof until sale upon trust for themselves as joint tenants.

(b) Until the expiration of twenty one years from the death of the survivor of the Purchasers the trustees for the time being of this Deed shall have power to mortgage charge lease or otherwise dispose of all or any part of the said property with all the powers in that behalf of an absolute owner.

3. IT is hereby 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 FIVE THOUSAND FIVE HUNDRED POUNDS.

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

SIGNED SEALED and DELIVERED
by the said ADA GLEE in the presence of:-

X Ada Glee X

*Witness
address
occupation*
D J Woodward
7mm St
London

SIGNED SEALED and DELIVERED
by the said HERBERT DESMOND
MILLICHAMP in the presence of:-

X H.D. Millichamp X

*Witness
address
occupation*
H. J. Goffin
4, Aston Hall, Aston-on-Clare.
Assurance Collector.

SIGNED SEALED and DELIVERED
by the said VERA LOUISE
MILLICHAMP in the presence of:-

X V.D. Millichamp X

*Witness
address
occupation*
H. J. Goffin
4, Aston Hall, Aston-on-Clare.
Assurance Collector.

DATED

5th July

1971

MRS. A. CLIVE

to

MR. & MRS. H.D. MILLICHAMP

Conveyance

of

No. 1, Ludlow Road, Clee Hill in the

County of Salop

This Form is applicable to FREEHOLDS and LEASEHOLDS, whether the title is registered or unregistered, but is to be used only where the security is given to secure the liabilities of one or more than one THIRD PARTY. Any liabilities of the MORTGAGOR(S) are also secured.

The name of Barclays Bank Limited changed to Barclays Bank PLC on the 15th February 1982 being the date of re-registration under section 8, Companies Act 1980

Stamp at Mortgage rate upon the highest amount at any time secured

This Legal Charge made the 4th day of August 1971

Between (1)

Insert full name(s) and address(es) of the Principal Debtor

Herbert Desmond Millichamp
1, Ludlow Road,
Elee Hill,
Shropshire.

(hereinafter called "the Principal Debtor")

(2)

Insert full name(s) and address(es) of the Mortgagor

Herbert Desmond Millichamp &
Vera Louise Millichamp
1, Ludlow Road,
Elee Hill, Shropshire

(hereinafter called "the Mortgagor") and (3) BARCLAYS BANK LIMITED (hereinafter called "the Bank")

Witnesses and it is agreed and declared as follows:—

1. (A) The Principal Debtor hereby covenants with the Bank that the Principal Debtor will on demand in writing made to the Principal Debtor pay or discharge to the Bank all moneys and liabilities which shall for the time being (and whether on or at any time after such demand) be due owing or incurred to the Bank by the Principal Debtor

(B) The Mortgagor hereby covenants with the Bank that the Mortgagor will on demand in writing made to the Mortgagor pay or discharge to the Bank all moneys and liabilities which shall for the time being (and whether on or at any time after such demand) be due owing or incurred to the Bank by the Mortgagor

in each case whether actually or contingently and whether solely or jointly with any other person and whether as principal or surety including interest discount commission or other lawful charges and expenses which the Bank may in the course of its business charge in respect of any of the matters aforesaid or for keeping their respective accounts and so that interest shall be computed and compounded according to the usual mode of the Bank as well after as before any demand made or judgment obtained hereunder and on such demand the Principal Debtor or (as the case may be) the Mortgagor will retire all bills or notes which may for the time being be under discount with the Bank and to which he is a party whether as drawer acceptor maker or indorser without any deduction whatsoever.
2. The Mortgagor as Beneficial Owner hereby charges by way of legal mortgage ALL THAT the property referred to in the schedule hereto (hereinafter called "the Mortgaged Property") with the payment or discharge of all moneys and liabilities hereby covenanted to be paid or discharged whether by the Principal Debtor or by the Mortgagor but the covenants by the Mortgagor implied by section 28(1) of the Land Registration Act 1925 are not to be implied.
3. A demand for payment or any other demand or notice under this security may be made or given by any manager or officer of the Bank or of any branch thereof by letter addressed to the

Principal Debtor or (as the case may require) the Mortgagor and sent by post to or left at his respective last known place of business or abode or at the option of the Bank in the case of a company its registered office and if sent by post shall be deemed to have been made or given at noon on the day following the day the letter was posted.

4. During the continuance of this security no statutory or other power of granting or agreeing to grant or of accepting or agreeing to accept surrenders of leases or tenancies of the Mortgaged Property or any part thereof shall be capable of being exercised by the Mortgagor without the previous consent in writing of the Bank nor shall section 93 of the Law of Property Act 1925 dealing with the consolidation of mortgages apply to this security.

5. Section 103 of the said Act shall not apply to this security but the statutory power of sale shall as between the Bank and a purchaser from the Bank be exercisable at any time after the execution of this security provided that the Bank shall not exercise the said power of sale until payment of the moneys hereby secured or any part thereof has been demanded but this proviso shall not affect a purchaser or put him upon inquiry whether such demand has been made.

6. (a) The statutory power to appoint a receiver may be exercised at any time after payment of the moneys hereby secured has been demanded and any receiver so appointed shall in addition to all powers conferred by statute have power from time to time in his own name or in the name of the Mortgagor and without being answerable to the Mortgagor to make such arrangements with and allowances to any existing or former tenant or occupier of the Mortgaged Property or any part thereof and to do such acts or take such proceedings for the determination or surrender of any tenancy or the recovery of possession of the Mortgaged Property or any part thereof or the enforcement of any obligation to the Mortgagor of any such tenant or occupier as aforesaid and to create such new tenancy or tenancies of the Mortgaged Property or any part thereof as he shall think fit.

(b) Any such receiver shall be deemed to be the agent of the Mortgagor who shall alone be liable for any act default or omission of such receiver.

7. The Mortgagor hereby covenants with the Bank that the Mortgagor during the continuance of this security will keep all buildings now or for the time being subject to this security insured against loss or damage by fire and such other risks as the Bank may from time to time require to the full replacement value thereof with an insurance office or underwriters approved by the Bank in writing from time to time and if so required by the Bank in the joint names of the Mortgagor and the Bank and will duly pay all premiums and other moneys necessary for effecting and keeping up such insurance within one week of the same becoming due and will on demand produce to the Bank the policies of such insurance and the receipts for such payments And will keep all buildings now or for the time being subject to this security in good repair And will duly and with reasonable expedition complete any building operations commenced at any time by the Mortgagor on the Mortgaged Property And at any time after payment of the moneys hereby secured has been demanded or if default shall be made by the Mortgagor in performing any of the above obligations the Bank may as the case may be insure and keep insured the said buildings in any sum which the Bank may think expedient or may repair and keep in repair the said buildings or may complete any such building operations (with power to enter upon the Mortgaged Property for any of those purposes without thereby becoming a mortgagee in possession) And all moneys expended by the Bank under this provision shall be deemed to be properly paid by the Bank.

8. All moneys received on any insurance whatsoever in respect of loss or damage by fire or otherwise to the said buildings or any part thereof (whether effected or maintained by the Mortgagor in pursuance of his obligation under the covenant in that behalf contained in clause 7 hereof or independently of or otherwise than in pursuance of such obligation) shall as the Bank requires either be applied in making good the loss or damage in respect of which the moneys are received or be paid to the Bank in or towards payment of the moneys for the time being hereby secured or such part or parts thereof as the Bank may require.

9. All costs charges and expenses incurred hereunder by the Bank and all other moneys paid by the Bank in perfecting or otherwise in connection with this security or in respect of the Mortgaged Property including (without prejudice to the generality of the foregoing) all moneys expended by the Bank under clause 7 hereof and all costs of the Bank of all proceedings for enforcement of the security hereby constituted or for obtaining payment of the moneys hereby secured or any part

thereof (whether or not such costs charges expenses and moneys or part thereof would be allowable upon a party and party or solicitor and own client taxation by the Court) shall be recoverable so far as they relate to the liabilities of the Principal Debtor from the Principal Debtor and so far as they relate to the liabilities of the Mortgagor from the Mortgagor as a debt and may be debited to any account of the Principal Debtor or of the Mortgagor as the case may be and shall bear interest accordingly and shall be charged on the Mortgaged Property and the charge hereby conferred shall be in addition and without prejudice to any and every other remedy lien or security which the Bank may have or but for the said charge would have for the moneys hereby secured or any part thereof.

10. The Bank shall be at liberty from time to time to give time for payment of any bills of exchange promissory notes or other securities which may have been discounted for or received on account from the Principal Debtor or the Mortgagor by the Bank or on which the Principal Debtor or the Mortgagor shall or may be liable as drawer acceptor maker indorser or otherwise to any parties liable thereon or thereto as the Bank in its absolute discretion shall think fit without releasing the Principal Debtor or the Mortgagor or affecting their respective liability under these presents or the security hereby created.

11. This security shall (subject to the provisions of clause 19(b) hereof) be a continuing security to the Bank notwithstanding any settlement of account or other matter or thing whatsoever and shall not prejudice or affect any security which may have been created by any deposit of title deeds or other documents which may have been made with the Bank prior to the execution hereof relating to the Mortgaged Property or to any other property or any other security which the Bank may now or at any time hereafter hold in respect of the moneys hereby secured or any of them or any part thereof respectively.

12. The Bank shall on receiving notice that the Mortgagor has incumbered or disposed of the Mortgaged Property or any part thereof or on the expiration of written notice given under the provisions of clause 19(b) hereof be entitled to close the then current account or accounts of the Principal Debtor and the Mortgagor or either of them and to open a new account or accounts with either or both of them and (without prejudice to any right of the Bank to combine accounts) no money paid into or carried to the credit of any such new account shall be appropriated towards or have the effect of discharging any part of the amount due to the Bank on any such closed account.

13. At any time after payment of the moneys hereby secured or any part thereof has been demanded and any part thereof remains unpaid the Bank may as agent of the Mortgagor remove and sell any chattels on the Mortgaged Property and the net proceeds of sale thereof shall be paid to the Mortgagor on demand and the Bank shall not have the right to retain or set off such proceeds of sale against any indebtedness of the Mortgagor to the Bank.

14. The Mortgagor hereby covenants with the Bank to pay any sums which may become payable by the Mortgagor under the Agricultural Holdings Act 1948 and the Agriculture (Miscellaneous Provisions) Act 1968 for compensation costs or otherwise to a tenant of the Mortgaged Property or any part thereof failing which the Bank may pay the said sum or discharge any charge created in pursuance of the said Acts for securing the same and any moneys paid by the Bank under this clause shall be deemed to be expenses properly incurred by the Bank hereunder.

15. The Mortgagor hereby covenants with the Bank that:—

- (a) if and so long as the title to the Mortgaged Property or any part thereof is not registered under the Land Registration Acts 1925 to 1966 no person shall during the continuance of this security be registered under the said Acts as proprietor of the Mortgaged Property or any part thereof without the consent in writing of the Bank;
- (b) upon any such registration the Mortgagor will forthwith deliver to the Bank all Land Certificates relating to the Mortgaged Property unless such certificates are deposited with the Land Registry.

16. Any party hereto which is a company certifies that this charge does not contravene any of the provisions of its Memorandum and Articles of Association.

17. The Mortgaged Property shall not be released by time being given to the Principal Debtor or by any arrangement in relation to other securities or by any act matter or thing whether occurring before or after demand whereby the same might have been released (except an express release duly executed

by or on behalf of the Bank) and any moneys which may not be otherwise recoverable hereunder by reason of any legal limitation disability or incapacity on or of the Principal Debtor shall nevertheless be recoverable from the Mortgaged Property as though such moneys had been advanced to the Mortgagor and as if the Mortgagor were the sole or principal debtor in respect thereof and this charge had secured such indebtedness.

18. In the event of the bankruptcy or winding up or any arrangement with the creditors of the Principal Debtor:—

- (a) any moneys hereby secured shall be deemed to continue due and owing to the Bank until the same are actually paid;
- (b) the Mortgagor shall not until the Bank has been fully repaid be entitled to participate in any other security held by the Bank or in moneys received by the Bank on account of moneys due from the Principal Debtor;
- (c) any dividends or payments received by the Bank shall be taken and applied as payments in gross and shall not prejudice the right of the Bank to recover out of the Mortgaged Property all the moneys hereby secured;
- (d) the Bank shall be entitled to prove for the full amount of the claim of the Bank and to retain the whole of the dividends to the exclusion of the rights (if any) of the Mortgagor in competition with the Bank until the Bank has been fully repaid.

19. (a) The continuing nature of the security hereby created shall not be determined or affected by notice to the Bank of the death or mental incapacity of the Mortgagor.

- (b) So far only as the liabilities of the Principal Debtor are concerned the continuing nature of the security hereby created may be determined at the expiration of three calendar months after the receipt by the Bank from the Mortgagor of notice in writing to determine it and the amount hereby secured in respect of such liabilities shall on the expiration of such notice be crystallized except as regards unascertained or contingent liabilities and additional sums for interest costs and expenses.

20. As between the Principal Debtor on the one hand and the Mortgagor and the Mortgaged Property on the other hand the Principal Debtor shall be primarily liable for the payment of the moneys hereby covenanted to be paid by the Principal Debtor but this provision shall not affect the Bank or in any way preclude the Bank from enforcing or having recourse to all or any remedies or means for recovering payment thereof which may be available under these presents or otherwise at such times and in such order and manner as the Bank shall think fit.

21. In these presents where the context so admits the expression "the Principal Debtor" shall include his personal representatives the expression "the Mortgagor" shall include persons deriving title under the Mortgagor or entitled to redeem this security and the expression "the Bank" shall include persons deriving title under the Bank and any reference herein to any statute or section of any statute shall be deemed to include reference to any statutory modification or re-enactment thereof for the time being in force.

22. If there are two or more parties hereto of the first or second parts the expressions "the Principal Debtor" and "the Mortgagor" respectively shall throughout mean and include such two or more parties and each of them or (as the case may require) such two or more parties or any of them and shall so far as the context admits be construed as well in the plural as in the singular and all covenants charges agreements and undertakings herein expressed or implied on the part of the Principal Debtor and the Mortgagor respectively shall be deemed to be joint and several covenants charges agreements and undertakings by such parties And in particular this security and the covenants contained in clause 1 hereof and the remaining covenants charges agreements and undertakings by the Principal Debtor and the Mortgagor respectively herein contained shall extend and apply to any moneys owing or liabilities incurred by any of the parties comprised in such respective expressions to the Bank whether solely or jointly with each other or with any other person and references to the Principal Debtor or the Mortgagor in relation to the retirement of bills and in clauses 3, 9, 10, 12, 17, 18 and 19 shall mean and include any one or more of the parties comprised in such respective expressions as well as such parties jointly.

In Witness whereof the Principal Debtor and the Mortgagor have executed these presents under seal the day and year first above written.

The Schedule above referred to

*Delete as necessary

The Freehold/~~Leasehold~~ property known as or being

No. 1., Ludlow Road, Lee Hill, Salop

comprised in the document(s) particulars of which are set out below:—

Complete if title is not registered at time of Charge

Date	Description (Conveyance, Lease Assignment, Mortgage, Assent, etc.)	Parties
5.7.1971	conveyance	Mrs. A. Lee to Mr. & Mrs. H.D. Millichamp

Complete if title is registered at time of Charge

Land Certificate(s) Title No.(s)	County/County Borough/London Borough

Signed sealed and delivered by the above named

HERBERT DESMOND MILLICHAMP

in the presence of

NAME *H. Millichamp*

ADDRESS BARCLAYS BANK LIMITED
LUDLOW, SHROPSHIRE

OCCUPATION Bank Manager

H. Millichamp

Signed sealed and delivered by the above named

VERA LOUISE MILLICHAMP

in the presence of

NAME *H. Millichamp*

ADDRESS BARCLAYS BANK LIMITED
LUDLOW, SHROPSHIRE.

OCCUPATION Bank Manager

V. L. Millichamp

The COMMON SEAL of _____

_____ Limited was affixed hereunto in pursuance of a Resolution of the Board of Directors in the presence of

_____ DIRECTOR

_____ SECRETARY

The address of the Bank for service (if title is registered) is:—

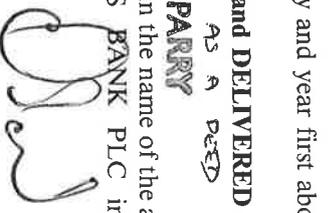
Barclays Bank Limited,
Stamping Department,
54 Lombard Street,
London, E.C.3

This release made the day of

19 between BARCLAYS BANK PLC of the one part and HERBERT DESMOND MULLICHAMF + VERA LOUISE MULLICHAMF of the other part witnesseth that the Bank as mortgagors hereby release the property comprised in or charged by the attached deed dated the 4th day of AUGUST 1971 and made between HERBERT DESMOND MULLICHAMF of the first part the said HERBERT DESMOND MULLICHAMF + VERA LOUISE MULLICHAMF of the second part and the said Bank of the third part from the charge thereby created and all claims and demands thereunder.

In witness whereof KEITH PARRY of BARCLAYS BANK PLC, CROMWELL HOUSE, ST. MARTIN'S PLACE, BREWSTERBURY in exercise of the power conferred upon him by a Power of Attorney dated the 4th day of June 1992 has hereunto set the name of the said BARCLAYS BANK PLC and affixed his own seal the day and year first above written.

SIGNED SEATED and DELIVERED by the above named AS A DEED KEITH PARRY as the Attorney and in the name of the above named BARCLAYS BANK PLC in the presence of:



BARCLAYS BANK PLC

an Assistant General Manager

its Attorney,

a Local Director

SEAL

BARCLAYS BANK PLC, CROMWELL HOUSE, ST. MARTIN'S PLACE, BREWSTERBURY

an Assistant Local Director or District Manager ASSISTANT RISK MANAGEMENT DIRECTOR

THE WITHDRAWN MORTGAGE HAS BEEN DELETED BY THE USE OF ADHESIVE TAPE ATTACHED TO THIS DOCUMENT.

ge by way of Legal Mortgage

secure the liabilities one or more than one

Third Party

Any liabilities of the

Mortgagor(s)

are also secured.

tered or Unregistered land)

THE WITHDRAWN MORTGAGE HAS BEEN DELETED BY THE USE OF ADHESIVE TAPE ATTACHED TO THIS DOCUMENT.

BY THIS POWER OF ATTORNEY given on the

04th day of

June Nineteen Ninety Two

BARCLAYS BANK PLC of 54 Lombard Street

in the City of London (Hereinafter called "the Bank") hereby appoints

KEITH PARRY ESQ
ASSISTANT RISK MANAGEMENT DIRECTOR BARCLAYS BANK PLC
CROWN HOUSE ST MARYS PLACE
SHREWSBURY SY1 1DU

its true and lawful attorney for and in the name and on behalf of the Bank (but without prejudice to or in any way limiting the actual authority or ostensible authority of the said attorney) to do and execute the following acts and deeds that is to say :-

1. To sign all forms of written documents except acceptances of bills of Exchange.
2. To accept bills of exchange jointly with some other person duly authorised by the Bank for that purpose.
3. To sign execute and deliver deeds regulating the priority of mortgages releases discharges transfers of mortgages reconveyances and re-assignments of real or personal property mortgaged charged or assigned by way of security to the Bank.
4. To make any declaration affidavit or proof of any debt due or claimed to be due to the Bank in any proceedings taken or hereafter to be taken by or against any person firm or Company under any Act for the time being in force in relation to the bankruptcy of insolvent debtor or firms or to the winding up of companies.

In witness whereof the Common Seal of the Bank has been hereunto affixed the day and year first above written.

The Common Seal of Barclays Bank PLC was hereunto)
affixed in execution of this deed in the presence of)



ASSISTANT SECRETARY

Authorised Sealing Officer.

Seal No. SEC 192/2138

I certify that this is a true and complete copy of the original.

.....
For Barclays Bank Plc

LAND CHARGES ACT, 1925
Law of Property (Amendment) Act, 1926

Affix fee stamp
 on Duplicate within

APPLICATION FOR AN OFFICIAL SEARCH

We hereby apply for an Official Search to be made in the **Alphabetical Index** to the **Registers** kept under the above Acts for any subsisting entries therein under the undermentioned names, addresses and descriptions affecting land in the county of...Salop.....
 *parish of.....Clee Hill.....(formerly parish of.....)
 place or district of...Clee Hill.....
 *known as...1 Ludlow Road Clee Hill.....
 (formerly known as.....)

*If there has been a change of parish name, or in the description of the land the former name and description **MUST** be given. Where possible a short description of the property (e.g. 4 Smith Square) should be added.
 Note: Plans are not required to accompany this application.

We have paid the fee of...30p.....and request that the result of the search be posted.....

†N.B. Insert "posted", "telegraphed" or "telephoned" as required. Telegrams and telephone messages can only be sent after 2 p.m. and the charges in respect thereof must be prepaid (see The Land Charges Fees Order 1927). Current charges will be quoted upon request.

Surname (in block letters)	Christian names (in block letters)	All addresses, title, trade or profession, to be set out below
If there has been any change in the description of the land, the former description should be given. In particular, if the land formerly formed part of a larger estate a description of that estate is needed. Failure to supply a former description can lead to entries not being recognised as affecting the land.		
<u>CLEE</u>	THOMAS	6 Ane1 Bank Clee Hill Ludlow
<u>CLEE</u>	ADA	The Bungalow Ludlow Road Clee Hill and 71 Lower Galdeford Ludlow
A separate form must be used if additional space is required		

Signature of solicitor or applicant...G.H. Morgan & Sons..... Date...22nd June 1971.....
 Solicitor's reference...DW..... Telephone No...2333 Ludlow.....

The prescribed adhesive Land Registry fee stamp which may be purchased at Head Post Offices having been affixed to the duplicate, this form should be sent by prepaid post addressed to The Superintendent, Land Charges Registry, Kidbrooke, London S.E.3.

NO COVERING LETTER REQUIRED

NAME AND ADDRESS IN BLOCK LETTERS TO WHICH CERTIFICATE IS TO BE SENT
Messrs. G.H. Morgan & Sons, 7, Mill Street, Ludlow, Salop.

This space
 must be
 filled in

OFFICIAL CERTIFICATE No.

It is hereby certified that the Official Search applied for has been made up to the closing of the Office on the date given on the Official Stamp below
 The Result is as follows:

Names and addresses	Nature of registration	Date and reference number of registration	Situation of land		Short description of land in Index (if any)
			County	Parish or Place or District	

WARNING

This certificate refers to the description of the land, if any, given in the Alphabetical Index. Alterations of description subsequent to the date of registration cannot be made in the register and may not have been made in the Alphabetical Index.

NOTES

Contents of Official Certificate

Normal time for issuing Certificates of Official Searches

Protection for 14 days

Change of parish name or of description of land

- Neither the Act nor the Rules require particular parcels of land to be entered in the Alphabetical Index. For the convenience of searchers, however, short descriptions of particular parcels are entered in the Index where practicable. This is not practicable in all cases. A certificate of the result of an official search may, consequently contain (in addition to entries affecting the parcel of land specified in the application therefor) entries in the Index where no particular parcel of land is given therein. Such entries may or may not affect the land in which the searcher is interested. Having obtained notice of them, a purchaser is, however, in a position to call on his vendor to satisfy him that they do not affect the land he is purchasing, or have them dealt with as provided by S.43 of the Law of Property Act, 1925. It is also open to him to apply on Form LC 14 for an office copy of the entry in the register. The fee for an Office Copy entry is 1/6d.
- Certificates of official search are normally posted on the day of the receipt of the application therefor if received before 10 a.m. Under Rule 1 (8) of the Land Charges Rules, 1926, the certificate extends to registration effected during the day of the date of the certificate, and may be issued only after the Office is closed for registrations on that date.
- S. 4 (2) of the Law of Property (Amendment) Act, 1926, as varied by Rule 1 (2) Land Charges Rules, 1940, provides that where a purchaser has obtained an official certificate of the result of search, any entry which is made in the register after the date of the certificate and before the completion of the purchase, and is not made pursuant to a priority notice entered on the register before the certificate is issued, shall not, if the purchase is completed before the expiration of the fourteenth day after the date of the certificate, affect the purchaser.
 S. 4 (3) of the Law of Property (Amendment) Act, 1926, provides that in reckoning the number of days under this section, the days when the Office is not open to the public shall be excluded.
 Normally the Office is closed to the public on Saturdays, Sundays and Public Holidays.
 At the request of the Law Society, in order to assist solicitors, every certificate of the result of an official search shows both the date when the search was issued and the date when the period of protection ends. This information is supplied for convenience only and has no legal effect.
- If the name of the parish, district or other description has changed, former description must be given.

LAND CHARGES ACT, 1925
Law of Property (Amendment) Act, 1926

Affix fee stamp
on Duplicate within

APPLICATION FOR AN OFFICIAL SEARCH

We hereby apply for an Official Search to be made in the **Alphabetical Index** to the **Registers** kept under the above Acts for any subsisting entries therein under the undermentioned names, affecting land in the county of Shropshire
*parish of Wre Hill (formerly parish of.....)
place or district of.....
*known as Ludlow Road
(formerly known as.....)

*If there has been a change of parish name, or in the description of the land the former name and description MUST be given. Where possible a short description of the property (e.g. 4 Smith Square) should be added.
Note: Plans are not required to accompany this application.

We have paid the fee of 30p and request that the result of the search be POSTED

†N.B. Insert "posted", "telegraphed" or "telephoned" as required. Telegrams and telephone messages can only be sent after 2 p.m. and the charges in respect thereof must be prepaid (see The Land Charges Fees Order 1927). Current charges will be quoted upon request.

Surname (in block letters)

Christian names (in block letters)

If there has been any change in the description of the land, the former description should be given. In particular, if the land formerly formed part of a larger estate a description of that estate is needed. Failure to supply a former description can lead to entries not being recognised as affecting the land.

✓ MILKICHAMP

HERBERT DESMOND

✓ MILKICHAMP

VERA LOUISE

A separate form must be used if additional space is required.

Signature of solicitor or applicant [Signature] Date 11. 8. 71
Solicitor's reference..... Telephone No.....

The prescribed adhesive Land Registry fee stamp which may be purchased at Head Post Offices having been affixed to the duplicate, this form should be sent by prepaid post addressed to The Superintendent, Land Charges Registry, Kidbrooke, London S.E.3.

NO COVERING LETTER REQUIRED

This space must be filled in

NAME AND ADDRESS IN BLOCK LETTERS TO WHICH CERTIFICATE IS TO BE SENT
BARCLAYS BANK LIMITED
LUDLOW
3 KING ST., LUDLOW, SHROPSHIRE SY8 1AJ
20-53-22 20-53-22

IN THE HIGH COURT OF JUSTICE

The District Probate Registry at Liverpool

BE IT KNOWN that **HERBERT DESMOND MILLICHAMP**

of **Six Swaths Ludlow Road Clee Hill Ludlow Shropshire SY8 1PE**

died on the **24th** day of **May 2018**

domiciled in **England and Wales**

AND BE IT FURTHER KNOWN that the last Will and Testament of the said deceased (a copy of which is annexed) was proved and registered in the High Court of Justice and that Administration of all the estate which by law devolves to and vests in the personal representative of the said deceased was granted by the said Court on this date to the Executors

JOY LOUISE LOCHBAUM of **Acton Nursery Bishops Castle Shropshire SY9 5LA**

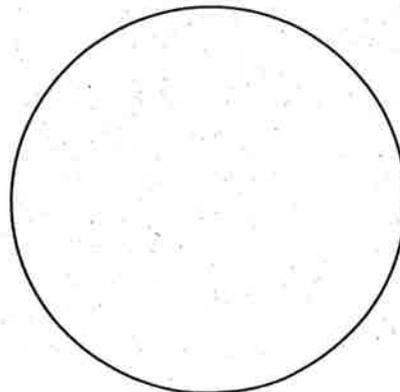
and **CAROLE YOULA JONES** of **14 Hamlet Close Ludlow Shropshire SY8 2NW**

It is hereby certified that it appears from information supplied on the application for this grant that the gross value of the said estate in the United Kingdom does not exceed £325,000 and the net value of such estate does not exceed £227,000

DATED the **24th** day of **August 2018**



DISTRICT REGISTRAR / PROBATE OFFICER



Extracted by **PCB SOLICITORS** Corvedale Chambers Corvedale Road Craven Arms Shropshire SY7 9NE

7

LAND CHARGES ACT, 1972.

CERTIFICATE OF THE RESULT OF SEARCH

Form

K17

CERTIFICATE No.
05897240D

CERTIFICATE DATE
24 AUG 2018

PROTECTION ENDS ON
17 SEP 2018

It is hereby certified that an official search in respect of the undermentioned particulars has been made in the index to the registers which are kept pursuant to the Land Charges Act 1972. The result of the search is that there are **NO SUBSISTING ENTRIES.**

PARTICULARS SEARCHED			
COUNTY OR COUNTIES	SHROPSHIRE.		
	NAME(S)	PERIOD	Fees
	HERBERT DESMOND*MILLICHAMP*	1970-2018	
	VERA LOUISE*MILLICHAMP*	1970-2002	
APPLICANT'S REFERENCE HB/M11601/002		KEY NUMBER 6291517	AMOUNT DEBITED 4.00
PCB Solicitors LLP 741100 SHREWSBURY 17		Please address any enquiries to:- HM Land Registry Land Charges Department PO Box 292, Plymouth, PL5 9BY DX No. 8249 Plymouth 3 TEL: (0300) 006 6616 FAX: (0300) 006 6699 IMPORTANT PLEASE READ THE NOTES IN THE LEAD PAGE.	

8

Certificate Date:	30 Aug 2018
Certificate Time:	00:00:01
Certificate Ref:	103/T78IGMB

Property	Land edged red on the plan attached to the application and described in form SIM as SIX SWATHES, LUDLOW ROAD, CLEE HILL, LUDLOW, SHROPSHIRE, SY8 1PE.
-----------------	----------------------------------------------------------------------------------------------------------------------------------------------------------

The index map does not define the extent of the land in any registered title. This reflects the fact that the boundary of a registered estate as shown for the purposes of the register is a general boundary, unless shown as determined under section 60 of the Land Registration Act 2002. You might also wish to refer to the individual register and title plan of any adjoining titles for details of the surrounding registered estates and their general boundaries and/or determined boundaries.

Result

The index map has been searched in respect of the Property with the following result:

No registered estate, caution against first registration or application for first registration or application for a caution against first registration is shown on the index map in relation to the Property. We therefore hold no records in respect of the Property.

The plan lodged with your application for a search of the index map has been accepted for this application. Any statement of disclaimer has been disregarded as it is assumed that it was not intended to apply for the purposes of the application.

Please note that the acceptance of the plan for this particular application does not necessarily mean that the same plan would be accepted if subsequently used for another application. All plans lodged with a Land Registry application should comply with the guidelines in Land Registry's Practice Guide 40, Supplement 2. Lodging a plan which does not comply with the guidelines may result in requisitions being raised, (such as a request to delete a statement of disclaimer) or the application being cancelled.

Continued on Page 2

Your Reference: HB/M11601-02	Key Number: 6291517	For any enquiries concerning this certificate, please contact:
PCB SOLICITORS LLP DX741100 SHREWSBURY 17		Customer Support: email customersupport@landregistry.gov.uk telephone 0300 006 0411 (lines open Monday to Friday 8am until 6pm)
A £4.00 fee will be debited to the account quoted.		

Certificate Date:	30 Aug 2018
Certificate Time:	00:00:01
Certificate Ref:	103/T78IGMB

For further information about:

SIMs - see Practice Guide 10 - Official searches of the Index Map.

How to obtain official copies - see Practice Guide 11 - Inspection and applications for official copies.

Plan requirements for registration - see Practice Guide 40 - HM Land Registry plans - (www.gov.uk/land-registry).

Ordnance Survey map products - (www.ordnancesurvey.co.uk).

END OF RESULT

For
Info

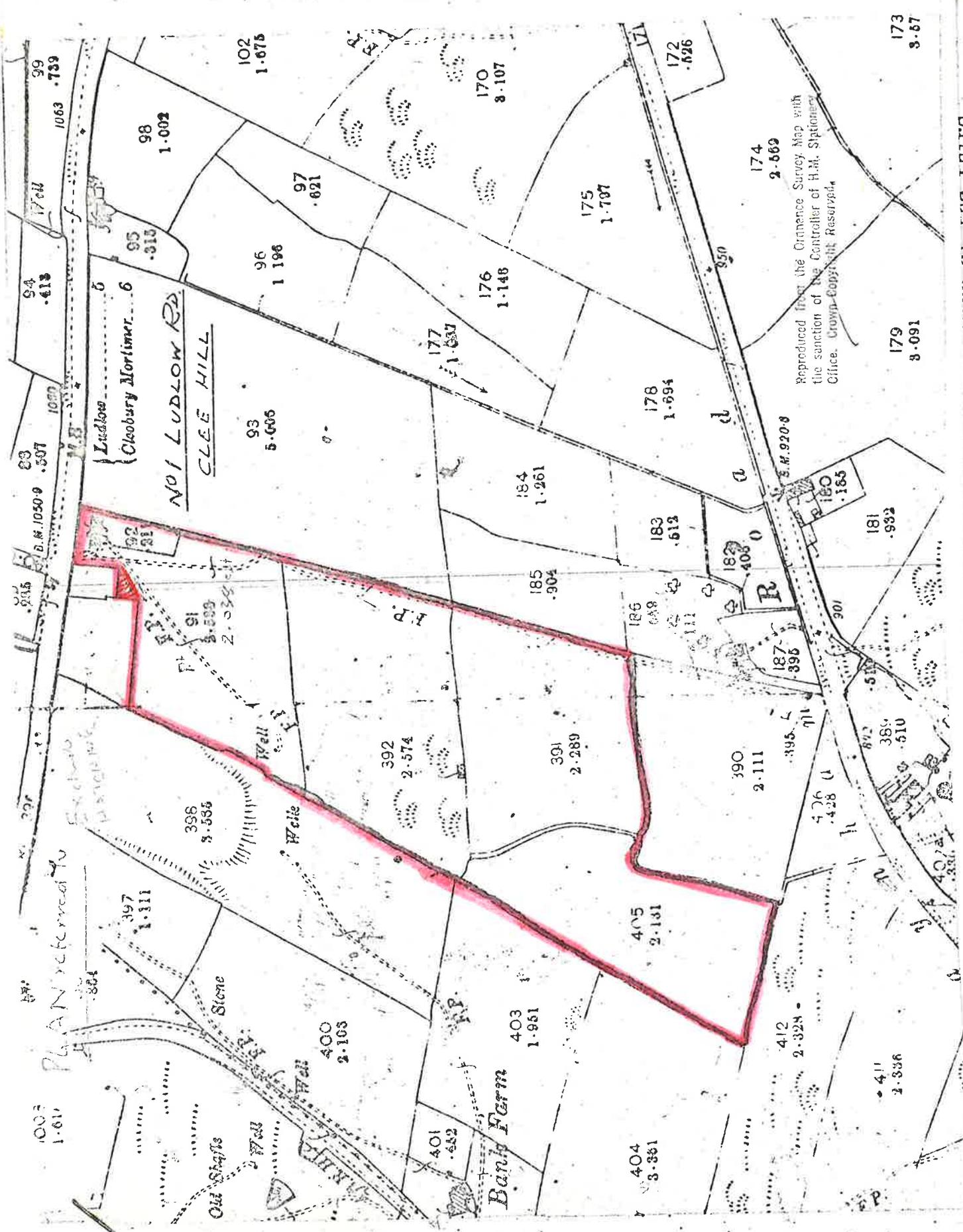
THIS CONVEYANCE is made the ^{9th} ~~10th~~ day of October 1962
B E T W E E N AIDA CLEE formerly of Number 1 Ludlow Road Clee Hill but now
of 71 Lower Galdeford Ludlow both in the County of Salop Widow (hereinafter
called the Vendor) of the one part and HAROLD UNITT ROBERTS of 10 Caynham
Road Clee Hill aforesaid (hereinafter called the Purchaser) of
the other part

W H E R E A S the Vendor is seized in fee simple in possession of the
property hereinafter described free from incumbrances and has agreed with the
Purchaser for the sale thereof to her at the price of £2000

NOW THIS DEED WITNESSETH as follows:-

1. IN pursuance of the said agreement and in consideration of the sum of
£2000 now paid by the Purchaser to the Vendor (the receipt whereof the Vendor
hereby acknowledges) the Vendor as beneficial owner hereby conveys unto the
Purchaser ALL THOSE pieces of land situate in the Parish of Caynham in the
County of Salop containing in area 9.243 acres or therabouts Together with
the dwellinghouse and outbuildings erected thereon or upon part thereof known
as Number 1 Ludlow Road Clee Hill aforesaid All which said property is more
particularly described in the First Schedule hereto and for the purposes of
identification only delineated on the plan annexed hereto and thereon edged
and forms part of the property comprised in a Conveyance dated the Third day of
June One thousand nine hundred and thirty made between John Middleton of the
first part Mary Middleton of the Second part and Thomas Clee of the third
part EXCEPTING AND RESERVING in fee simple unto the Vendor and her successors
in title being the owners and occupiers for the time being of the adjacent
bungalow and land fronting to Ludlow Road aforesaid and on the West side of
the property hereby conveyed (a) the right of way as now used and enjoyed over
the property hereby conveyed from the public footpath (running from Ludlow
Road aforesaid in a Southerly direction over the Northern part of the property
hereby conveyed) to the Eastern boundary of the said bungalow and land and
(b) All existing rights of drainage now enjoyed by the said bungalow and land
over the property hereby conveyed with all necessary rights of entry and
access for purposes of maintenance cleansing reparation and renewal but
subject to making good all damage caused to the property hereby conveyed
TO HOLD unto the Purchaser in fee simple Subject to the exception and
reservation unto the Lord of the Manor or other the person or persons for the
time being entitled thereto of all mines quarries and minerals whatsoever
whether opened or unopened within and under the property hereby conveyed with
such powers of working the same as they may be entitled to

2. THE Vendor hereby acknowledges the right of the Purchaser to production
of the deeds and documents short particulars whereof are set forth in the
Second Schedule hereto and to delivery of copies thereof and hereby undertakes



Reproduced from the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright Reserved.

PLAN referred to

... of the second part and Thomas Cleve of the third

for the safe custody of the same.

3. IT IS HEREBY 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 Three thousand five hundred Pounds.

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

THE FIRST SCHEDULE before referred to:-

<u>Q.S. No.</u>	<u>Description</u>	<u>ACRES.</u>
Pt 91	Pasture	2.038 est.
92	Cottage and Grounds	.211
392	Pasture	2.574
391	Pasture	2.289
405	Pasture	2.131
	Total:	9.243

THE SECOND SCHEDULE before referred to:-

3rd. June	1930. The hereinbefore mentioned Conveyance of this date.
6th. June	1934. LETTERS OF ADMINISTRATION of the estate of Thomas Clee deceased.
20th. August	1934. ASSENT by the Vendor (as Personal Representative of the said Thomas Clee) in favour of herself.

SIGNED SEALED and DELIVERED
by the said ~~Vendor~~ in the
presence of:- *Ada Clee*

Ada Clee

(LS)

Jan A. Slater
Solicitor

Loughan

for and by the

said

*Washed & polished by
P. L. ...
...*

Dated 9th October 1962.

MRS. A. CLEE

to

MR. H. U. ROBERTS.

Draft/

CONVEYANCE

- of -

No. 1 Ludlow Road, Clee Hill in
the County of Salop.

G. H. Morgan & Sons,
Ludlow.

Law Society Fittings and Contents Form (3rd edition)

Address of the property

SIX SWATHES
1A LUDLOW ROAD
CLEE HILL
LUDLOW

Postcode SY8 3PE

Full names of the seller

EXECUTORS OF HERBERT DESMOND MILLICHAMP DECEASED

Seller's solicitor

Name of solicitor's firm

PCB Solicitors LLP

Address

Corvedale Chambers
Corvedale Road
Craven Arms
Shropshire SY7 9NE

Email

helen.barrett@pcblaw.co.uk

Reference number

HB/M11601/002

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 Basic fittings

	Included	Excluded	None	Price	Comments
Boiler/immersion heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Radiators/wall heaters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Night-storage heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A.
Free-standing heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A.
Gas fires (with surround)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A
Electric fires (with surround)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A
Light switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Roof insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Window fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Window shutters/grilles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A.
Internal door fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
External door fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Doorbell/chime	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

1 Basic fittings (continued)

	Included	Excluded	None	Price	Comments
Electric sockets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Burglar alarm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A
<i>Other items (please specify)</i>					
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A
Extractor hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Oven/grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A
Cooker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A
Refrigerator/fridge-freezer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A
Freezer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A
Tumble-dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A
Washing machine	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A
<i>Other items (please specify)</i>							
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

3 Bathroom

	Included	Excluded	None	Price	Comments
Bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Shower fitting for bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Shower curtain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Screen.
Bathroom cabinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Taps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Separate shower and fittings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A.
Towel rail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Soap/toothbrush holders	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A
Toilet roll holders	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bathroom mirror	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A

4 Carpets

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A.
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Dining room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A.
Other rooms (please specify)					
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			

5 Curtains and curtain rails

	Included	Excluded	None	Price	Comments
Curtain rails/poles/pellets					
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A.
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A.
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A.
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A.
Other rooms (please specify)					
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
Curtains/blinds					
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A.
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A.
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A.
Other rooms (please specify)					
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			

6 Light fittings

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A.
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Dining room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A.
Other rooms (please specify)					
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			

7 Fitted units

Note: Fitted units include, for example, fitted cupboards, fitted shelves, and fitted wardrobes.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A.
Living room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

7 Fitted units (continued)

	Included	Excluded	None	Price	Comments
<i>Other rooms (please specify)</i>					
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	

8 Outdoor area

	Included	Excluded	None	Price	Comments
Garden furniture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	N/A
Garden ornaments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	N/A
Trees, plants, shrubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Barbecue	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	N/A
Dustbins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Garden shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	N/A
Greenhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	N/A.
Outdoor heater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	N/A
Outside lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Water butt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	N/A
Clothes line	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	N/A
Rotary line	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	N/A.
<i>Other items (please specify)</i>					
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	

9 Television and telephone

	Included	Excluded	None	Price	Comments
Telephone receivers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Television aerial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Radio aerial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	N/A
Satellite dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	

10 Stock of fuel

	Included	Excluded	None	Price	Comments
Oil	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	N/A
Liquefied Petroleum Gas (LPG)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	N/A

11 Other items

	Included	Excluded	Price	Comments
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	

Signed: J Hochbauer

Dated: 15/8/18

Signed: C Jan

Dated: 15/8/18

Each seller should sign this form.

The Law Society is the representative body for solicitors in England and Wales.

Homecheck Environmental



Contamination Risk **PASSED**

Professional Opinion

Argyll Environmental Consultants have passed this report in accordance with the definition of contaminated land within Part 2A of the Environmental Protection Act 1990. Please refer to the Professional Opinion page and Section 1 for further information.



Flood Risk: None Identified

Refer to Section 2 for further information

Conveyancer Guidance

While this report may have identified areas at risk of flooding within 250m of the search centre, we consider there to be no significant risk of flooding to the property. Please refer to Section 2 for further information.



Radon: None Identified

Refer to Section 3 for further information



Ground Stability: **IDENTIFIED**

Refer to Section 4 for further information



Other Influential Factors:

Refer to Section 5 for further information

Environmental Constraints: IDENTIFIED

See Section 5a

Report issued for the property at

**Six Swathes
Ludlow Road
Ludlow
Shropshire
SY8 3PE**

Report Reference
176760214_1_1

National Grid Reference
358230 275710

Customer Reference
389578_HCP

Report Date
14 August 2018

Contact Details

If you require assistance please contact your Search Provider or phone Customer Services on 0844 844 9966 or email helpdesk@homecheck.co.uk

Landmark Contribution

By purchasing this report, the recipient may be eligible for Remediation Contribution of up to £60,000 if served with a Remediation Notice by the Local Authority. Such a notice may require the homeowner to pay for all, or contribute to, the remediation of the property. For more information see Landmark's Terms and Conditions.

Homecheck Environmental



Professional Opinion

Contamination Risk

PASSED

In the professional opinion of Argyll Environmental Consultants, the level of contamination risk associated with the information disclosed in the Homecheck Professional report dated 14th August 2018 and reference 176760214_1_1, 389578_HCP for

**Six Swathes
Ludlow Road
Ludlow
Shropshire
SY8 3PE**

1) is unlikely that the property would be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

2) is unlikely to have an adverse effect on the security of the property for normal lending purposes.

The professional opinion refers to Section 1 of this report and should always be read in conjunction with the full text of that report. No physical site inspection or survey has been carried out or is proposed.

Approved by

Argyll Environmental Ltd



Contents and Summary of Findings



Site Location



Section 1: Contamination Risk Findings

Contamination Risk	0-25m	25-250m	250-500m	See Section
Designated Contaminated Land	No	No	No	1a
Landfill and Waste	No	No	No	1b
Potentially Contaminative Activities	No	Yes	Yes	1c
Known Pollution Incidents	No	No	No	1d
Other Potential Contaminative Land Uses	No	Yes	n/a	1e



Section 2: Flood Findings

Flood	0-25m	25-250m	See Section
River Flooding	No	No	2a
Coastal Flooding	No	No	2b
Surface Water Flooding	No	Yes	2c



Section 3: Radon Findings

Radon	Result	See Section
Radon Affected Property	No	3



Section 4: Ground Stability Findings

Ground Stability	Result	See Section
Man-Made Factors	Yes	4a
Natural Factors	No	4b



Section 5: Other Influential Factors

Other Influential Factors	Result	See Section
Environmental Constraints	Yes	5a

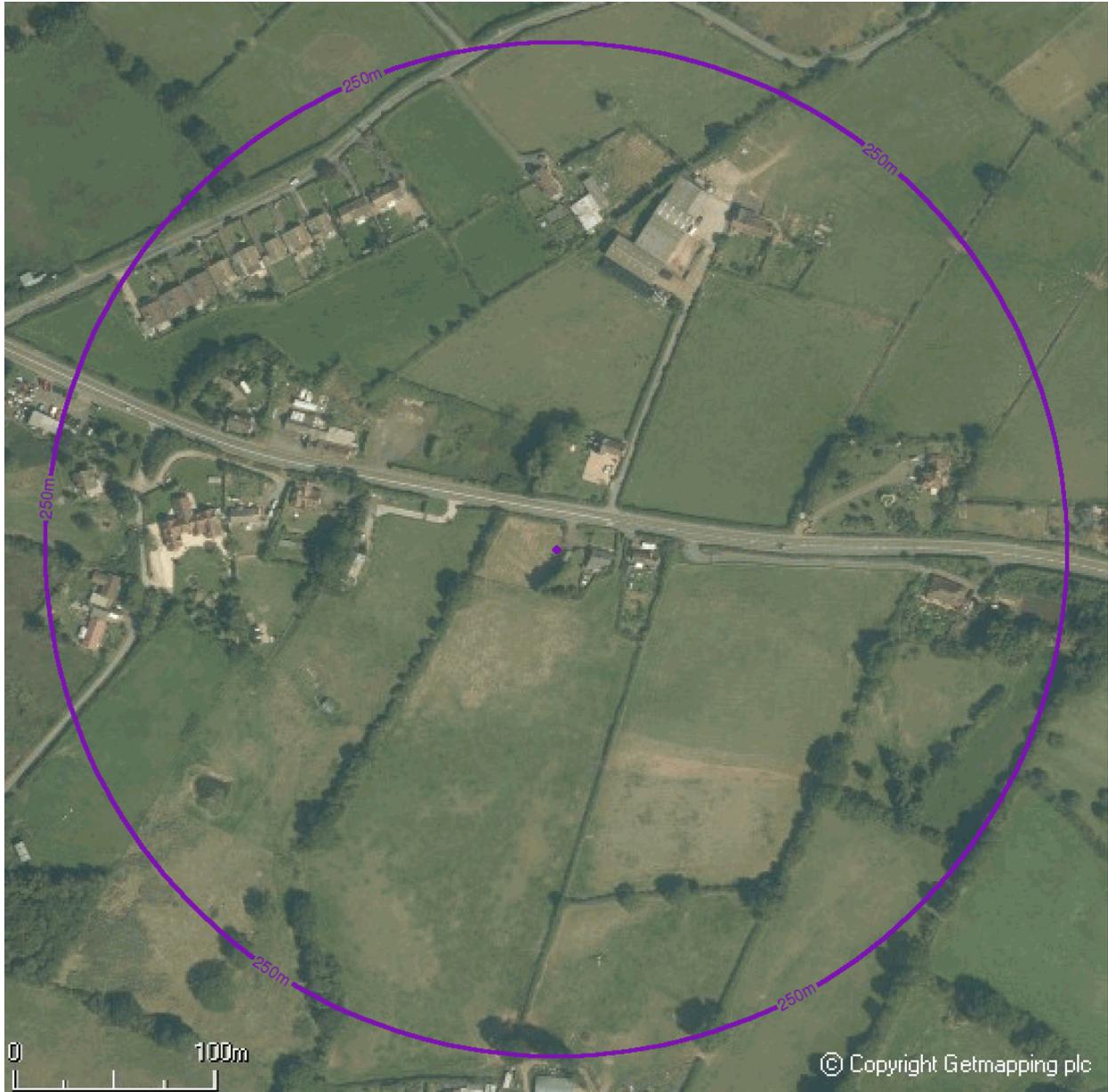


Site Location



Aerial Photograph

The photograph below shows the location of the site to which this report relates.



Homecheck® Report

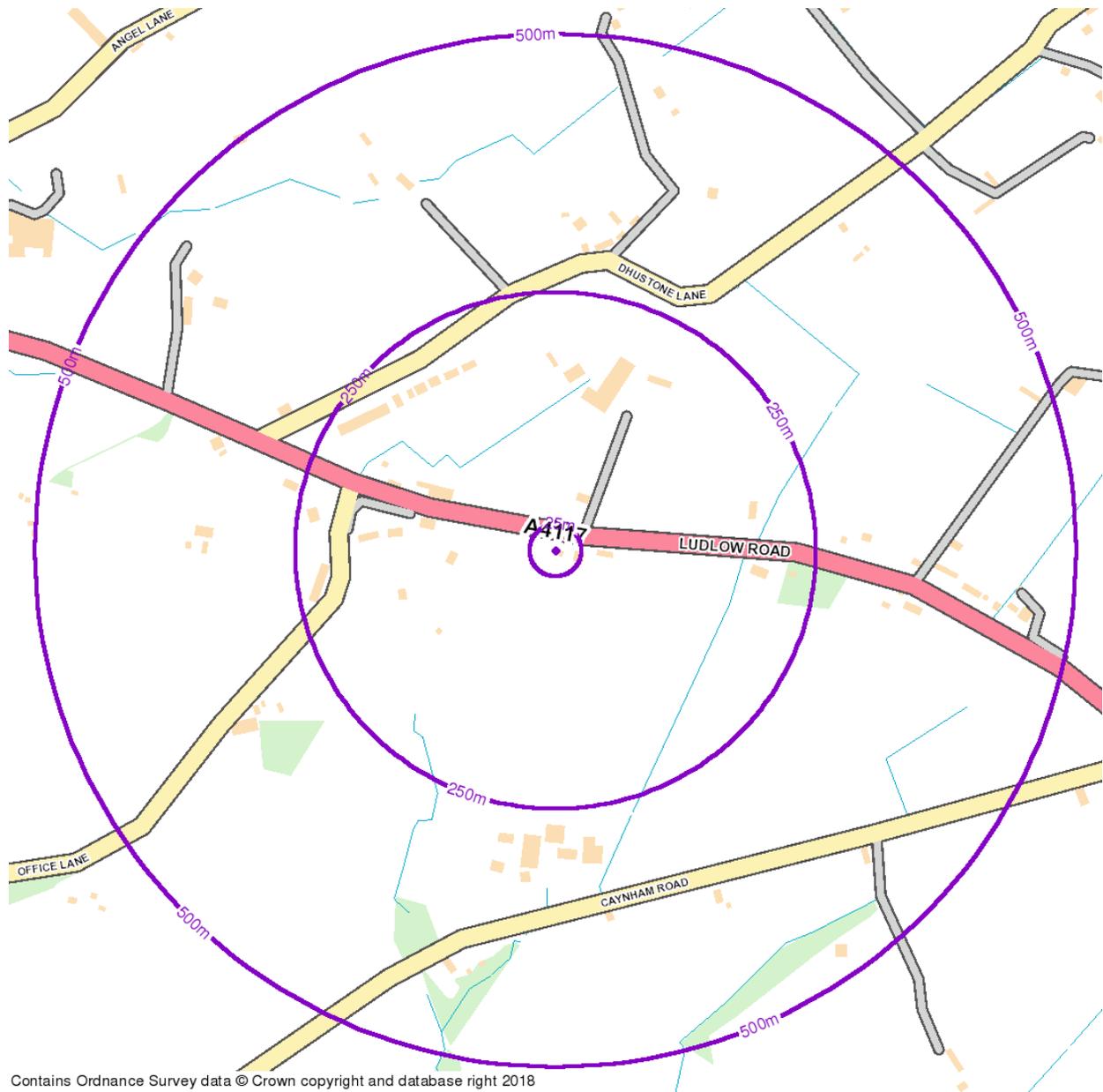
Six Swathes
Ludlow Road
Ludlow, Shropshire
SY8 3PE

Report Reference 176760214_1_1

©Copyright 2018, Landmark Information Group Ltd
All rights reserved
Date 14 August 2018
Page 2 of 25

Location Map

The map below shows the location of the site to which this report relates.



Homecheck® Report

Six Swathes
Ludlow Road
Ludlow, Shropshire
SY8 3PE

Report Reference 176760214_1_1

©Copyright 2018, Landmark Information Group Ltd
All rights reserved
Date 14 August 2018
Page 3 of 25



Section 1: Contamination Risk Findings

The whole of section 1 deals with potential sources of contamination and provides the information by which this report has either been passed or referred for assessment.



Section 1a and 1b: Information Map

The map detailed below shows the location of the Designated Contaminated Land and Landfill and Waste features highlighted within sections 1a and 1b of this report.



Contains Ordnance Survey data © Crown copyright and database right 2018

Section 1a

- Contaminated Land Registry Entries and Notices

Section 1b

- Registered Landfill Sites
- Registered Landfills (Potential Buffer)
- BGS Recorded Landfill Sites
- Local Authority Recorded Landfill Sites
- Historical Landfill Sites
- Permitted Waste Sites - Authorised Landfill Site Boundaries
- Environmental Permitting Regulations - Waste
- Integrated Pollution Control Registered Waste Sites
- Registered Waste Treatment or Disposal Sites
- Registered Waste Transfer Sites

Section 1a: Designated Contaminated Land

The data within this section tells you whether your property or surrounding area has been identified by the Local Authority as "Contaminated Land" under the Environmental Protection Act 1990. Should there be an indication of contamination, it is not necessarily a cause for concern. Your report will be assessed by our professional environmental consultants who will advise you what, if any, considerations need to be made should you proceed with the property purchase.

Enquiry	Result
Has any contaminated land been identified within 500m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
--------	-----------	----------	---------	----------	---------

Contaminated Land Register Entries and Notices

No factors identified for this property

Section 1b: Landfill and Waste

The information in this section is telling you about active and historic landfill and waste sites within 500 metres of the property. Having a landfill or waste site near your property does not necessarily mean that you or the property will be affected. However, it is something you need to be aware of, because landfill and waste can have a detrimental effect on the surrounding environment, house value and health. A closed landfill/waste site should be given equal consideration to an active site, because of landfill by-products. For instance, landfill with lots of organic material can continue to produce odours and gas for many years.

Enquiry	Result
Have any landfill and waste sites been identified within 500m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
--------	-----------	----------	---------	----------	---------

Registered Landfill Sites

No factors identified for this property

BGS Recorded Landfill Sites

No factors identified for this property

Local Authority Recorded Landfill Sites

No factors identified for this property

Local Authority Recorded Landfill Coverage

The following list details the Local Authorities that cover the search area who have made landfill data available:

South Shropshire District Council	- Has supplied landfill data	5
Shropshire County Council	- Has supplied landfill data	6

For further information regarding the availability of Local Authority Recorded Landfill data you may wish to forward enquiries to one or more of the contacts indicated above.

Historical Landfill Sites

No factors identified for this property

Permitted Waste Sites - Authorised Landfill Site Boundaries

No factors identified for this property

Environmental Permitting Regulations - Waste

No factors identified for this property

Map ID	Reference	Location	Details	Distance	Contact
--------	-----------	----------	---------	----------	---------

Integrated Pollution Control Registered Waste Sites

No factors identified for this property

Registered Waste Treatment or Disposal Sites

No factors identified for this property

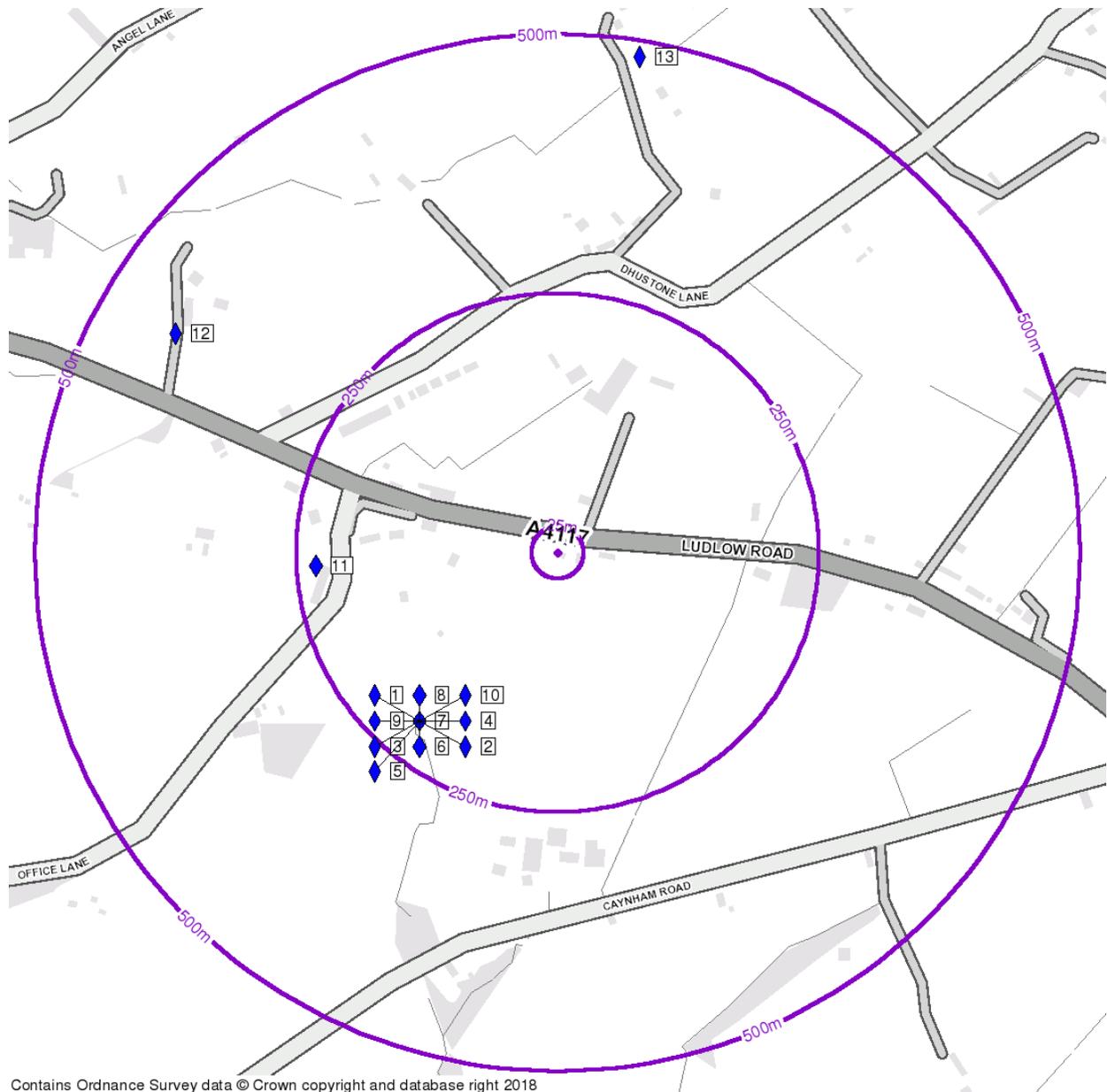
Registered Waste Transfer Sites

No factors identified for this property



Section 1c and 1d: Information Map

The map detailed below shows the location of the Potentially Contaminative Activities and Known Pollution Incidents features highlighted within sections 1c and 1d of this report.



Contains Ordnance Survey data © Crown copyright and database right 2018

Section 1c

- ▲ Local Authority Pollution Prevention and Controls
- ▼ Local Authority Integrated Pollution Prevention and Control
- ▲ Integrated Pollution Controls
- ▶ Environmental Permitting Regulations - Industry
- ◆ Consent to Discharge to Controlled Waters

- ✕ Radioactive Substances Register
- ✕ Planning Hazardous Substance Consents
- ✕ Control of Major Accident Hazards Sites (COMAH)
- ✕ Notification of Installations Handling Hazardous Substances (NIHHS)
- ★ Explosive Sites

Section 1d

- + Local Authority Pollution Prevention and Control Enforcements
- + Enforcement and Prohibition Notices
- + Planning Hazardous Substance Enforcements
- Prosecutions Relating to Authorised Processes
- Environmental Pollution Incidents
- Prosecutions Relating to Controlled Waters

Homecheck® Report

Six Swathes
Ludlow Road
Ludlow, Shropshire
SY8 3PE

Report Reference 176760214_1_1

©Copyright 2018, Landmark Information Group Ltd
All rights reserved
Date 14 August 2018
Page 7 of 25

Section 1c: Potentially Contaminative Activities

This section describes current and historic licensed activities within 500 metres of the property, which have the potential to cause contamination or have an impact on the environment. The licensed activities could range from pollution to air, land or water; storage or disposal of radioactive substances; or storage of hazardous or explosive materials. Licences may no longer be active, but the nature of the past activity means it could still have an impact.

Enquiry	Result
Have any potentially contaminative activities been identified within 500m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact
--------	-----------	----------	---------	----------	---------

Local Authority Pollution Prevention and Controls

No factors identified for this property

Local Authority Integrated Pollution Prevention And Control

No factors identified for this property

Integrated Pollution Controls

No factors identified for this property

Environmental Permitting Regulations - Industry

No factors identified for this property

Consent to Discharge to Controlled Waters

1	<p>Name: Sheila M Lawley And Philip Benjamin Jones</p> <p>Reference: S/09/22885/S</p>	<p>14-32 Dhustone Lane Clee Hill Ludlow Shropshire SY83jq</p>	<p>Type: Sewage Discharge</p> <p>Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company</p> <p>Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES)</p> <p>Discharge Environment Type: Freshwater Stream/River</p> <p>Receiving Water: Trib Of Colly Brook</p> <p>Status: Post National Rivers Authority Legislation where issue date > 31/08/1989</p> <p>Date of Issue: 10th March 1994</p> <p>Positional Accuracy: Located by supplier to within 100m</p>	209m	1
2	<p>Name: Mr Martin Price</p> <p>Reference: S/09/22885/S</p>	<p>14-32 Dhustone Lane Clee Hill Ludlow Shropshire SY83jq</p>	<p>Type: Sewage Discharge</p> <p>Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company</p> <p>Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES)</p> <p>Discharge Environment Type: Freshwater Stream/River</p> <p>Receiving Water: Trib Of Colly Brook</p> <p>Status: Post National Rivers Authority Legislation where issue date > 31/08/1989</p> <p>Date of Issue: 10th March 1994</p> <p>Positional Accuracy: Located by supplier to within 10m</p>	209m	1

Map ID	Reference	Location	Details	Distance	Contact
3	Name: Brenda Murial Warburton Reference: S/09/22885/S	14-32 Dhustone Lane Clee Hill Ludlow Shropshire SY83JQ	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Discharge Environment Type: Freshwater Stream/River Receiving Water: Trib Of Colly Brook Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Date of Issue: 10th March 1994 Positional Accuracy: Located by supplier to within 10m	209m	1
4	Name: Enid Violet Brown Reference: S/09/22885/S	14-32 Dhustone Lane Clee Hill Ludlow Shropshire SY83JQ	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Discharge Environment Type: Freshwater Stream/River Receiving Water: Trib Of Colly Brook Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Date of Issue: 10th March 1994 Positional Accuracy: Located by supplier to within 10m	209m	1
5	Name: John William And Joy Jordan Reference: S/09/22885/S	14-32 Dhustone Lane Clee Hill Ludlow Shropshire SY83JQ	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Discharge Environment Type: Freshwater Stream/River Receiving Water: Trib Of Colly Brook Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Date of Issue: 10th March 1994 Positional Accuracy: Located by supplier to within 10m	209m	1
6	Name: Margaret June And Sidney Thomas Bate Reference: S/09/22885/S	14-32 Dhustone Lane Clee Hill Ludlow Shropshire SY83JQ	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Discharge Environment Type: Freshwater Stream/River Receiving Water: Trib Of Colly Brook Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Date of Issue: 10th March 1994 Positional Accuracy: Located by supplier to within 10m	209m	1

Map ID	Reference	Location	Details	Distance	Contact
7	Name: Mr David Richard And Mrs Linda Joan Potter Reference: S/09/22885/S	14-32 Dhustone Lane Clee Hill Ludlow Shropshire Sy83jq	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Discharge Environment Type: Freshwater Stream/River Receiving Water: Trib Of Colly Brook Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Date of Issue: 10th March 1994 Positional Accuracy: Located by supplier to within 10m	209m	1
8	Name: Miss Helen Tilley Reference: S/09/22885/S	14-32 Dhustone Lane Clee Hill Ludlow Shropshire Sy83jq	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Discharge Environment Type: Freshwater Stream/River Receiving Water: Trib Of Colly Brook Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Date of Issue: 10th March 1994 Positional Accuracy: Located by supplier to within 10m	209m	1
9	Name: Mr Raymond Frederick Bennion Reference: S/09/22885/S	14-32 Dhustone Lane Clee Hill Ludlow Shropshire Sy83jq	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Discharge Environment Type: Freshwater Stream/River Receiving Water: Trib Of Colly Brook Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Date of Issue: 10th March 1994 Positional Accuracy: Located by supplier to within 10m	209m	1
10	Name: Mrs Beatrice Violet Stanton Reference: S/09/22885/S	14-32 Dhustone Lane Clee Hill Ludlow Shropshire Sy83jq	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Discharge Environment Type: Freshwater Stream/River Receiving Water: Trib Of Colly Brook Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Date of Issue: 10th March 1994 Positional Accuracy: Located by supplier to within 10m	209m	1

Map ID	Reference	Location	Details	Distance	Contact
11	Name: B Stokes Reference: WQ/72/1270/1	13 Angel Bank Bitterley LUDLOW	Type: Sewerage Discharge Discharge Type: Sewage Effluent Property Type: Not Given Discharge Environment Type: Groundwater Receiving Water: Not Supplied Status: Not Supplied Date of Issue: 29th June 1977 Positional Accuracy: Located by supplier to within 100m	233m	1
12	Name: Mr Alec Barnett Reference: Epreb3992ru	8 Angel Bank Bitterley . Ludlow Shropshire SY8 3hy	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/ Treated Effluent - Not Water Company Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Discharge Environment Type: Freshwater Stream/River Receiving Water: Tributary Of Ledwyche Brook Status: New issued under EPR 2010 Date of Issue: 6th October 2016 Positional Accuracy: Located by supplier to within 10m	423m	1
13	Name: Mr And Mrs D Davies Reference: WQ/72/3234/1	No 6 Dhustone Lane Clee Hill LUDLOW Shropshire	Type: Sewerage Discharge Discharge Type: Sewage Effluent Property Type: Not Given Discharge Environment Type: Groundwater Receiving Water: Not Supplied Status: Not Supplied Date of Issue: 18th June 1981 Positional Accuracy: Located by supplier to within 100m	485m	1

Radioactive Substances Register

No factors identified for this property

Planning Hazardous Substance Consents

No factors identified for this property

Control of Major Accident Hazards Sites (COMAH)

No factors identified for this property

Notification of Installations Handling Hazardous Substances (NIHHS)

No factors identified for this property

Explosive Sites

No factors identified for this property

Next Steps

If you would like any further information in respect of the above findings we recommend that you contact the relevant Local Authority or the Environment Agency/Natural Resources Wales, their contact details can be found in the 'Useful Contacts' section of this report. Further Information is also available in the 'Useful Information' section.

Section 1d: Known Pollution Incidents

The data within this section describes unpermitted activity in your area (e.g. polluting incidents, or exceedance of permitted allowance) where the activity led to a prosecution or enforcement of regulations. Whilst all of these records are historic, the nature of the incident may have long term effects.

Enquiry	Result
Have any known pollution incidents been identified within 500m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
--------	-----------	----------	---------	----------	---------

Local Authority Pollution Prevention and Control Enforcements

No factors identified for this property

Enforcement and Prohibition Notices

No factors identified for this property

Planning Hazardous Substance Enforcements

No factors identified for this property

Prosecutions Relating to Authorised Processes

No factors identified for this property

Environmental Pollution Incidents

No factors identified for this property

Prosecutions Relating to Controlled Waters

No factors identified for this property



Section 1e: Information Map

The map detailed below shows the location of the Other Potential Contaminative Land Uses features highlighted within section 1e of this report.



Contains Ordnance Survey data © Crown copyright and database right 2018

- | | |
|------------------------------------------|-----------------------------------------------------------------|
| ✗ Fuel Station Entries | ☑ ▲ Ⓞ Potentially Infilled Land (Non-Water) |
| ★ Contemporary Trade Directories | ☑ ▲ Ⓞ Potentially Infilled Land (Water) |
| ⊕ Former Marshes | ■ ● Ⓞ Potentially Contaminative Industrial Uses (Past Land Use) |
| ▼ Historical Tanks and Energy Facilities | |

Section 1e: Other Potential Contaminative Land Uses

This section describes either current or historic activity, which could be considered to be contaminative. This section makes no statement about whether the activity requires a licence; however our environmental experts deem that the activities described in this section could lead to potential contamination. The information is taken from a variety of sources including trade directories, Landmark's extensive historical map collection and analysis of historic activity. Records are highlighted due to the potential for contamination to exist.

Enquiry	Result
Have any other potential sources of contamination been identified within 250m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact
--------	-----------	----------	---------	----------	---------

Fuel Station Entries

No factors identified for this property

Contemporary Trade Directory Entries

No factors identified for this property

Former Marshes

No factors identified for this property

Potentially Infilled Land (Non-Water)

14	Not Supplied	Not Supplied	Unknown Filled Ground (Pit, quarry etc) Map Published Date: 1976	48m	-
15	Not Supplied	Not Supplied	Unknown Filled Ground (Pit, quarry etc) Map Published Date: 1976	206m	-

Potentially Infilled Land (Water)

No factors identified for this property

Potentially Contaminative Industrial Uses (Past Land Use)

16	Not Supplied	Not Supplied	Class: Quarrying of sand & clay, operation of sand & gravel pits Map Published Date: 1888	48m	-
17	Not Supplied	Not Supplied	Class: Sewage Map Published Date: 1976	140m	-
18	Not Supplied	Not Supplied	Class: Clay bricks & tiles [manufacture] Map Published Date: 1888	206m	-

Historical Tanks And Energy Facilities

No factors identified for this property

Next Steps

If you would like any further information in respect of the above findings we recommend that you contact our Customer Services Team, whose details can be found in the 'Useful Contacts' section of this report. Further Information is also available in the 'Useful Information' section.



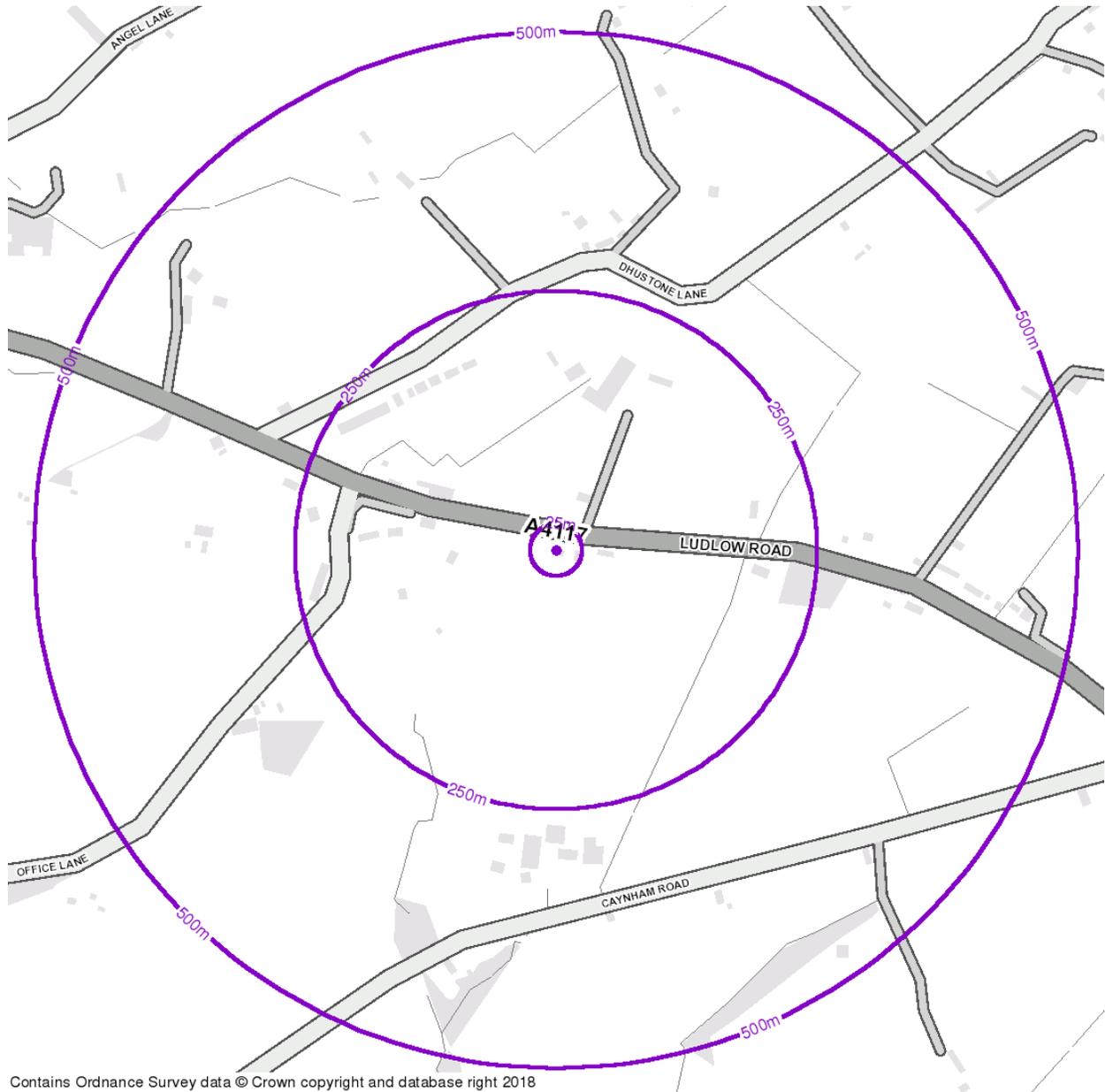
Section 2: Flood Findings

The whole of this section deals with potential sources of flooding that may impact the property.

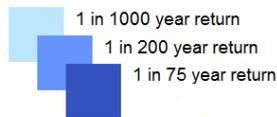


Section 2a and 2b: River and Coastal Flood Map

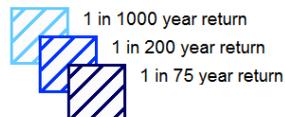
The map detailed below shows the location of potential river and coastal flood risk. The potential risk has been modelled on the basis of an event occurring on average every 75, 200 or 1000 years.



River Flooding

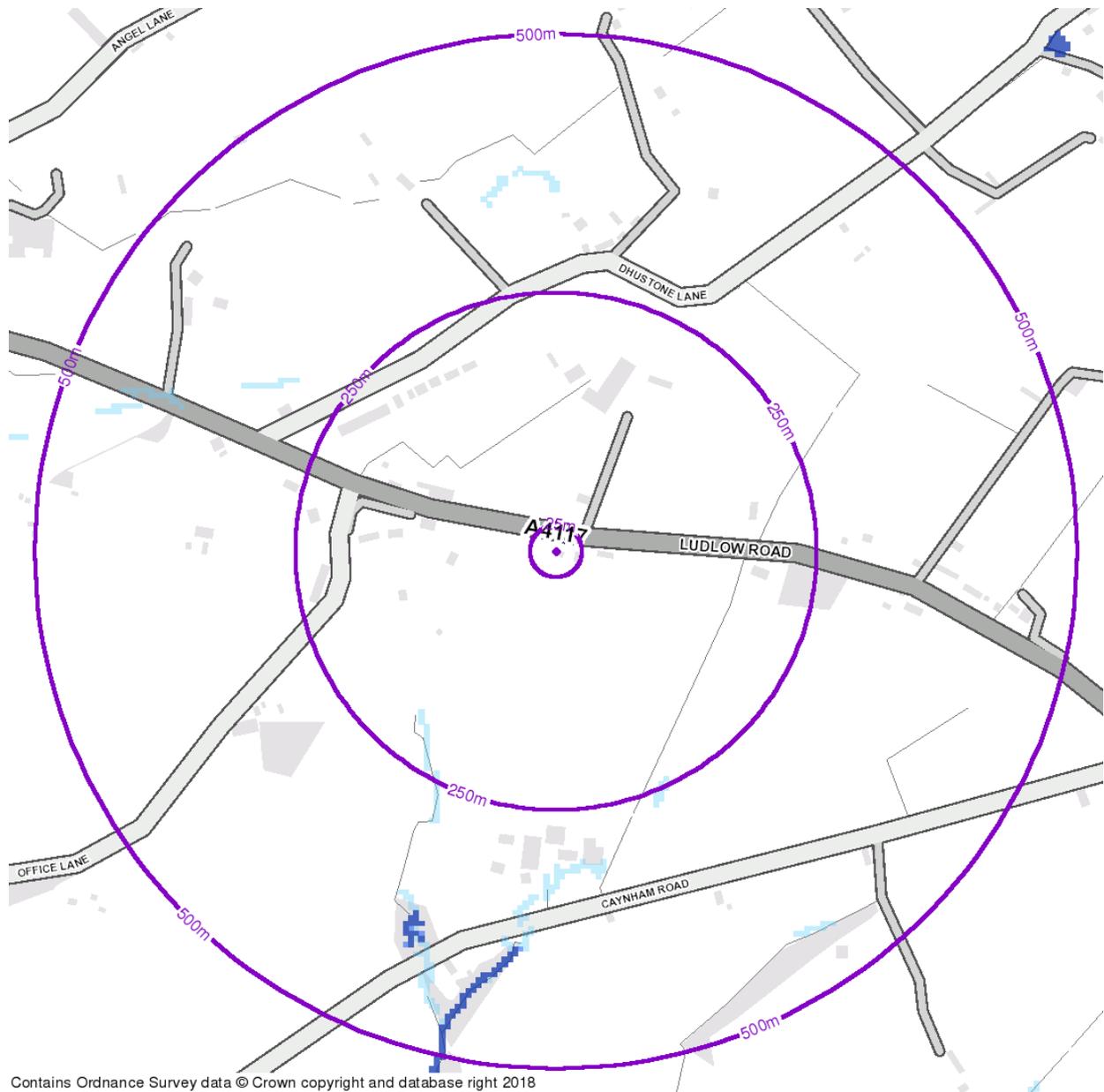


Coastal Flooding



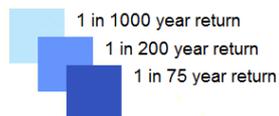
Section 2c: Surface Water Flood Map

The map detailed below shows the location of potential surface water flood risk. The potential risk has been modelled on the basis of an event occurring on average every 75, 200 or 1000 years.



Contains Ordnance Survey data © Crown copyright and database right 2018

Surface Water Flooding



Homecheck® Report

Six Swathes
Ludlow Road
Ludlow, Shropshire
SY8 3PE

Report Reference 176760214_1_1

©Copyright 2018, Landmark Information Group Ltd
All rights reserved
Date 14 August 2018
Page 16 of 25

Section 2a: River Flooding

River flooding mainly happens when the river catchment (that is the area of land that feeds water into the river and the streams that flow into the main river) receives greater than usual amounts of water (for example through rainfall or melting of snow). The amount of runoff depends on the soil type, catchment steepness, drainage characteristics, agriculture and urbanisation as well as the saturation of the catchment. The extra water causes the level of the water in the river to rise above its banks or retaining structures.

Enquiry	Result	Contact
Is there a potential risk of river flooding within 250m of the property?	No	-

Section 2b: Coastal Flooding

Coastal flooding is the inundation of land areas along the coast caused by sea water rising above normal tidal conditions. Coastal flooding can arise from a combination of high tides, wind induced tidal surge, storm surge created by low pressure and wave action.

Enquiry	Result	Contact
Is there a potential risk of coastal flooding within 250m of the property?	No	-

Section 2c: Surface Water Flooding

Surface water flooding results from rainfall running over ground before entering a watercourse or sewer. It is usually associated with high intensity rainfall events (typically greater than 30mm per hour) but can also occur with lower intensity rainfall or melting snow where the ground is already saturated, frozen, developed (for example in an urban setting) or otherwise has low permeability.

Enquiry	Result	Contact
Is there a potential risk of surface water flooding within 250m of the property?	Yes	-

Next Steps

In order to gain more detailed information on the type and likelihood of your property being impacted by a flood event, and the potential impact on insurance, we recommend that you purchase our Homecheck Professional Flood Report.

If you would like more information please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email helpdesk@homecheck.co.uk.

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2018



Section 3: Radon Findings

The information within this section tells you whether the property is located in a radon affected area. Radon is a radioactive gas which occurs naturally in rocks and soils. You cannot see, hear, feel or taste it. Exposure to particularly high levels of radon may increase the risk of developing lung cancer, and is therefore something you need to be aware of or should consider.

Enquiry	Result	Contact
Is the property in a radon affected area?	The property is in a lower probability radon area, as less than 1% of homes are above the action level	2
What level of radon protection measures for new dwellings or extensions to existing ones is required for the property?	No radon protective measures are necessary in the construction of new dwellings or extensions	2

Next Steps

The level of radon concentration can only be established by having the building tested. Action should be taken if the indoor radon level is measured and found to be above 200 becquerel's per cubic meter. If you would like any further information we recommend you contact Public Health England whose details can be found in the 'Useful Contacts' section of this report.

Further Action

Airtech Environmental Systems can advise on radon testing kits, which cost £39.36 including VAT and can run from 7 days to 3 months. They also have a team of surveyors on hand to provide recommendations and advice for any properties above the target level of 100 becquerel's per cubic meter or action level of 200 becquerel's per cubic meter. Airtech Environmental Systems can provide a report, recommendations and a quotation for any recommended works. For more detailed information please call their free-phone number 0800 378017.



Section 4: Ground Stability Findings

This section provides summary information on factors that could affect the ground stability of the property. It considers both man-made factors (e.g. mining activity) and natural hazards (e.g. geological stability).

Section 4a: Man-Made Factors

Enquiry	Result	Contact
Is the property within 25m of a Coal Mining Affected Area?	Yes	3
Comment: The property is in an area which may be affected by Coal Mining activity. It is recommended that a Coal Mining report is obtained from the Coal Authority.		

Next Steps

This section has highlighted that the property is in a coal mining affected area. We recommend that you purchase a Coal Mining Report from the Coal Authority. Please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email helpdesk@homecheck.co.uk.

Section 4b: Natural Factors

Enquiry	Result	Contact
What is the potential for natural ground instability in the area within 50m of the property?	Low	-
Comment: The British Geological Survey has assessed the area of search as having low potential for natural ground instability. This does not necessarily mean there is cause for concern in terms of the property's stability. Active subsidence will be dependent on local conditions, such as the proximity of trees or areas where trees have been removed, which require an inspection of the site to identify the nature of the ground on which the property is built. A house buyers survey is advised to look for signs of property damage that may indicate poor natural ground conditions.		



Section 5: Other Influential Factors

The following section provides information on a variety of factors which may have an influence on the property or surrounding area.



Section 5a: Environmental Constraints

Enquiry	Result
Is the property within 250m of an area likely to be impacted by Environmental Constraints?	Yes

Map ID	Reference	Location	Details	Distance	Contact
Areas of Outstanding Natural Beauty					
N/A	Name: Shropshire Hills	N/A	Total Area (m2) 808297110.27	0m	4
	Reference: Not Supplied		Designation Date 30th March 1959		

Local Nature Reserves

No factors identified for this property

National Nature Reserves

No factors identified for this property

National Parks

No factors identified for this property

Ramsar Sites

No factors identified for this property

Sites of Special Scientific Interest

No factors identified for this property

Special Areas of Conservation

No factors identified for this property

Special Protection Areas

No factors identified for this property

Next Steps

If you would like any further information in respect of the above findings we recommend that you get in touch with those listed in the 'Useful Contacts' section of this report. Each contact reference shown in the above table relates to detailed contact information contained within the back of this report.

Useful Contacts

Contact 1 - Environment Agency - National Customer Contact Centre (NCCC)

PO Box 544 Templeborough Rotherham S60 1BY	Tel: 03708 506 506	enquiries@environment-agency.gov.uk
-----------------------------------------------------	--------------------	----------------------------------------------------------------------------------------------

Contact 2 - Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards

Chilton Didcot Oxfordshire OX11 0RQ	Tel: 01235 822622 Fax: 01235 833891	radon@phe.gov.uk www.ukradon.org
----------------------------------------------	----------------------------------------	----------------------------------------------------------------------------------------------------------------

Contact 3 - The Coal Authority - Property Searches

200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG	Tel: 0345 762 6848 Fax: 01623 637 338	groundstability@coal.gov.uk www2.groundstability.com
----------------------------------------------------------------	------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------

Contact 4 - Natural England

County Hall Spetchley Road Worcester WR5 2NP	Tel: 0300 060 3900	enquiries@naturalengland.org.uk www.naturalengland.org.uk
-------------------------------------------------------	--------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------

Contact 5 - South Shropshire District Council (now part of Shropshire Council) - Environmental Health Departmen

Shirehall Abbey Foregate Shrewsbury Shropshire SY2 6ND	Tel: 0345 678 9000	customer.service@shropshire.gov.uk www.shropshire.gov.uk
--------------------------------------------------------------------	--------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------

Contact 6 - Shropshire County Council (now part of Shropshire Council) - Shropshire Records And Research Centr

Shirehall Abbey Foregate Shrewsbury Shropshire SY2 6ND	Tel: 01743 255356	customer.service@shropshire.gov.uk www.shropshire.gov.uk
--------------------------------------------------------------------	-------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------

Landmark Information Group Limited

Legal and Financial Imperium Reading Berkshire RG2 0TD	Tel: 0844 844 9966 Fax: 0844 844 9980	helpdesk@homecheck.co.uk www.landmarkinfo.co.uk
--------------------------------------------------------------------	------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------

The Landmark website contains links to many of our data suppliers which may prove useful.

Please note that the Environment Agency/Natural Resources Wales/SEPA have a charging policy in place for enquiries.

Landmark works in association with:



Report Version: HCP v1.0.4.5

Useful Information

The following explanatory notes may be of assistance to users of the Homecheck Professional report. Practitioners are reminded that full guidance notes are contained in the Practitioners Guide.

Professional Opinion

A Professional Opinion in relation to Part 2A of the Environmental Protection Act 1990 is provided by Argyll Environmental Consultants. In many cases the report will be PASSED without referral. However, in some cases, entries that may be of concern are revealed by the search, in which case the report is REFERRED free of charge for more detailed consideration, although this will not include a physical site inspection. After such referral the report may be PASSED or suggestions made of some FURTHER ACTION that could be taken, in the form of questions to ask of the appropriate authorities. When responses to these questions are received it is the responsibility of the client and their professional advisors to decide if they are happy to proceed.

Flood Risk

A limited flood risk screening exercise is included in this report designed to satisfy basic flood risk screening due diligence including consideration of river, coastal and surface water flooding. Where a potential flood risk is "Identified" you may wish to consider commissioning a more detailed flood risk screening report. When there is "None Identified" this does not indicate that there is not risk of flooding at the property, but that the risk of flooding from the sources screened (river, coastal and surface water) within the vicinity of the property is such that the risk may not be considered significant.

Location Map

The Ordnance Survey location map may show features which are not necessarily otherwise included in this report. You are advised to supplement the information contained in the report with the descriptive text shown on the map.

Positional Accuracy

We locate data in a variety of ways according to information provided to us and subsequent in-house research. If data is provided as a point on the ground, we provide a "positional accuracy" which tells you how confident we are of the actual location.

Section 1b: Landfill and Waste

At present no complete national data set exists for landfill site boundaries, therefore, a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear for Registered Landfill data, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as a red hatched area. For further information regarding landfill sites identified in the report, please contact the relevant environment agency or authority referenced in the Useful Contacts section.

The BGS holds records of over 3,000 landfill sites that accepted waste prior to the Control of Pollution Act (COPA) 1974. These were not subject to any strict regulation or monitoring.

Permitted Waste Sites and Environmental Permitting Regulations - Waste cover current or recently current consents issued for landfill sites, waste transfer, treatment or disposal sites by the Environment Agency/Natural Resources Wales, under Section 64 of the Environmental Protection Act 1990 (Part 2) and prescribed by regulation 10 of SI No. 1056 of the Waste Management Licensing Regulations 1994.

Section 1c: Potentially Contaminative Activities

Identified discharge consents could be for storm water discharges, soakaways or septic tanks.

If a radioactive substance licence has been identified the consent band will be given under enquiries and replies. Consents fall into one of four bands: Band 1 and 2 Nuclear licensed sites authorised by the Nuclear Installations Inspectorate e.g. nuclear power stations Band 3 Site registered/authorised to accumulate and dispose of radioactive materials, only non-nuclear operations are carried out on site e.g. hospitals Band 4 Sites registered to keep and use radioactive material e.g. laboratories, universities, commercial premises using appliances such as monitoring equipment, alarm systems, tritium lighting etc.

Data supplied for Explosive Sites, Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS) contains public sector information published by the Health and Safety Executive and licensed under the Open Government Licence.

Section 1e: Other Potential Contaminative Land Uses

This section relates to categories of potentially contaminative land uses that have been identified by the analysis of selected Ordnance Survey historical mapping. The published date (range of dates) of the map (s) and the distance from the centre of search to the nearest point of the feature is given. Further details of the extent of the site or its activities are not available. Should you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library. Alternatively, extracts of editions of Ordnance Survey maps are available on www.old-maps.co.uk

Potentially infilled land has been identified when a 'cavity' (a hole made by an extractive industry or natural occurrence e.g. pond) was indicated on a historic map but there was no evidence of its existence in the last available map for the area. No details of what may have been used to fill the cavity or exactly when or if it was filled are available from the mapping.

The point locations of historical tanks and energy facilities are identified from the text on Ordnance Survey 1:1250 and 1:2500 scale mapping published between 1943 and 1996, based upon a predetermined list of abbreviations, e.g. El Sub (Electricity Sub-station) and F Stn (Filling Station). The position of the point has been located at the centre of the identified text so that it would be within approximately 30 meters of the feature it was describing. The features themselves are related to energy and petroleum storage and cover the following: tanks, petrol storage, potential tanks (at depots etc.), electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features. NB: It should be noted that the Ordnance Survey abbreviation for tank (tk) is the same as that for tracks. Therefore some of the captured text may relate to tracks and not tanks when the exact nature of the feature is not clear from the mapping.

Section 2: Flood Findings

Sections 2a, b and c of the report provide data on modelled extents of river, coastal and surface water flooding generated by JBA Risk Management, a market leader in flood risk assessment commonly engaged by insurers to assess flood risk. The data has been modelled for several perils or return periods: 1 in 75, 1 in 200 or 1 in 1000 which relate to areas with a 1.3%, 0.5% and 0.1% annual probability of flooding in any one year respectively. Properties at risk of flooding during a 1 in 75 year event are typically considered to be at a high risk of flooding. The data has been generated to provide a UK wide screening tool and as a result may have inherent limitations. In addition, there may be areas of the country which are modelled to varying degrees of accuracy based on currently available topographical information.

Section 3: Radon Findings

Due to the nature of way the information is gathered, your property/site may have more than one probability of radon attributed to it. We report the worst case scenario on the property/site you have provided. This information is an estimate of the probability that a property /site in Great Britain is at or above the "Action Level" for radon (the level at which Public Health England recommends that radon levels should be reduced, those with an average of 200 Bq m⁻³ or more). This information satisfies CON29 Standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area. Where the property/site is a new build, this information provides information on the level of protection required for new buildings under BR211 (Scivyer, 2007) Radon: Guidance on protective measures for new buildings.

Disclaimer: "Some of the responses contained in this section are based on data and information provided by the Natural Environment Research Council (NERC) or its component bodies the British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC, BGS nor Public Health England where applicable, gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including liability for negligence) arising from its use is excluded to the fullest extent permitted by law."

Section 5a: Environmental Constraints

The Local Nature Reserves national dataset is "indicative" not "definitive". Definitive information can only be provided by individual local authorities and you should refer directly to their information for all purposes that require the most up to date and complete dataset.

General

If after reading the details in this report regarding the sites identified, you still require further information, please contact the relevant environment agency or authority indicated in the Useful Contacts section quoting the corresponding reference given in the text of the report.

The contacts in the Useful Contacts section may be able to provide further information relating to items identified in the report, however they are not in a position to advise how these might affect the value of a property. The findings of the report should be discussed with your professional advisor.

The Purpose and Scope of the Report

The report is designed to satisfy the concerns raised by the Law Society warning card and has been prepared to assist conveyancing professionals who may be advising clients when they sell or buy a property, obtain a mortgage, seek further mortgage advice, or commence any building works. It is designed to bring information to their attention and help them decide whether they need to seek any further specialist advice. As the report is so detailed, this information can cause concern, but professional advisors will see that further action is suggested on all issues that have been identified.

Limitations

This report has been published by Landmark Information Group Limited ("Landmark") and is supplied subject to our Terms and Conditions of Business, which can be found at <http://www.landmarkinfo.co.uk/Terms/Show/515>. It has been prepared on the understanding that it is to be used for an individual residential property transaction and should not be used or relied upon in a commercial property transaction. This report is neither a guarantee of the physical condition of the subject property nor a substitute for any physical investigation or inspection. The information in Homecheck Professional is derived from a number of statutory and non-statutory sources (see The Practitioner Guide for details). Whilst every effort is made to ensure the details in the report are correct, Landmark cannot guarantee the accuracy or completeness of such information or data, nor identify all the factors that may be relevant. If you are a private individual using this report Landmark recommends that you discuss its contents in full with your professional advisor. The methodology for risk assessment and the conclusions drawn therefrom are the responsibility of Argyll Environmental Consultants.

Insurance

Houses registered between 1st April 1999 and 31st December 2002 and covered by the NHBC Buildmark scheme probably have insurance against certain costs if contamination occurs within ten years of their construction. From 1st January 2003, NHBC will only provide this cover if building control has been carried out by NHBC Building Control Services Limited.

Landmark Standard Terms and Conditions

Full Terms and Conditions can be found on the following link: <http://www.landmarkinfo.co.uk/Terms/Show/515>

If you experience difficulties accessing our Terms and Conditions, please copy and paste the link directly into your browser, you will then be able to access our Terms and Conditions from there. Should you still experience difficulties, please telephone our Customer Service Team on 0844 844 9966.

Copyright Statement

The data supplied for this Homecheck Professional report falls under the following copyrights: © Landmark Information Group and/or its Data Suppliers 2018; © Environment Agency and database right 2018; ©Experian Ltd 2018; Produced in whole or in part under licence from, and based in whole or in part from copyright material of © Thomson Directories Limited; © The Coal Authority owns the copyright to this data and the coal mining information used to produce it; © Peter Brett Associates LLP 2018; © Ofcom copyright 2018; © Natural England 2018 material is reproduced with the permission of Natural England, <http://www.naturalengland.org.uk/copyright>; Contains Ordnance Survey Data. Ordnance Survey Licence number 100022432 Crown Copyright and Database Right 2018; © HS2 Ltd and licensed under the Open Government Licence; Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved; Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. Crown Copyright and Database Right.



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD. Telephone: 0844 844 9966, Fax No: 0844 844 9980, email: helpdesk@landmark.co.uk which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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

The Code's core principles

Firms which subscribe to the Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

COMPLAINTS

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 Code.

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

TPOs Contact Details:

The Property Ombudsman Scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP Tel:
01722 333306
Fax: 01722 332296
Web site: www.tpos.co.uk
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk

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



Search Code

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of its receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt. - Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Head of Customer Relations
Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TYD

Telephone: 0844 844 9966

E-mail: helpdesk@landmark.co.uk

Fax: 0844 844 9980

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 his final decision.

Law Society Property Information Form (3rd edition)

Address of the property

SIX SWATHES
1A LUDLOW ROAD
CLEE HILL
LUDLOW

Postcode SY8 3PE

Full names of the seller

EXECUTORS OF HERBERT DESMOND MILLICHAMP DECEASED

Seller's solicitor

Name of solicitor's firm

PCB Solicitors LLP

Address

Corvedale Chambers
Corvedale Road
Craven Arms
Shropshire SY7 9NE

Email

helen.barrett@pcbllaw.co.uk

Reference number

HB/M11601/002/

About this form

This form is completed by the seller to supply the detailed information and documents which may be relied upon for the conveyancing process.

It is important that sellers and buyers read the notes below.

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



The Law Society

Page 1 of 16

LexisNexis is an approved Law Society Supplier.
www.lawsociety.org.uk

TA6

© Law Society 2013

Instructions to the seller

- The answers should be prepared by the person or persons who are named as owner on the deeds or Land Registry title or by the owner's legal representative(s) if selling under a power of attorney or grant of probate or representation. If there is more than one seller, you should prepare the answers together or, if only one seller prepares the form, the other(s) should check the answers given and all sellers should sign the form.
- If you do not know the answer to any question, you must say so. If you are unsure of the meaning of any questions or answers, please ask your solicitor. Completing this form is not mandatory, but omissions or delay in providing some information may delay the sale.
- If you later become aware of any information which would alter any replies you have given, you must inform your solicitor immediately. This is as important as giving the right answers in the first place. Do not change any arrangements concerning the property with anyone (such as a tenant or neighbour) without first consulting your solicitor.
- It is very important that your answers are accurate. If you give incorrect or incomplete information to the buyer (on this form or otherwise in writing or in conversation, whether through your estate agent or solicitor or directly to the buyer), the buyer may make a claim for compensation from you or refuse to complete the purchase.
- You should answer the questions based upon information known to you (or, in the case of legal representatives, you or the owner). You are not expected to have expert knowledge of legal or technical matters, or matters that occurred prior to your ownership of the property.
- Please give your solicitor any letters, agreements or other papers which help answer the questions. If you are aware of any which you are not supplying with the answers, tell your solicitor. If you do not have any documentation you may need to obtain copies at your own expense. Also pass to your solicitor any notices you have received concerning the property and any which arrive at any time before completion of the sale.

Instructions to the buyer

- If the seller gives you, separately from this form, any information concerning the property (in writing or in conversation, whether through an estate agent or solicitor or directly to you) on which you wish to rely when buying the property, you should tell your solicitor.
- You are entitled to rely on the replies given to enquiries but in relation to the physical condition of the property, the replies should not be treated as a substitute for undertaking your own survey or making your own independent enquiries, which you are recommended to do.
- The seller is only obliged to give answers based on their own information. They may not have knowledge of legal or technical matters. You should not expect the seller to have knowledge of, or give information about, matters prior to their ownership of the property.

1 Boundaries

If the property is leasehold this section, or parts of it, may not apply.

1.1 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

1.2 If the boundaries are irregular please indicate ownership by written description or by reference to a plan:

1.3 Is the seller aware of any boundary feature having been moved in the last 20 years? If Yes, please give details:

Yes No

1.4 During the seller's ownership, has any land previously forming part of the property been sold or has any adjacent property been purchased? If Yes, please give details:

Yes No

1.5 Does any part of the property or any building on the property overhang, or project under, the boundary of the neighbouring property or road? If Yes, please give details:

Yes No

1 Boundaries (continued)

- 1.6 Has any notice been received under the Party Wall Act 1996 in respect of any shared/party boundaries? If Yes, please supply a copy, and give details of any works carried out or agreed:

Yes No
 Enclosed To follow

2 Disputes and complaints

- 2.1 Have there been any disputes or complaints regarding this property or a property nearby? If Yes, please give details:

Yes No

- 2.2 Is the seller aware of anything which might lead to a dispute about the property or a property nearby? If Yes, please give details:

Yes No

3 Notices and proposals

- 3.1 Have any notices or correspondence been received or sent (e.g. from or to a neighbour, council or government department), or any negotiations or discussions taken place, which affect the property or a property nearby? If Yes, please give details:

Yes No

- 3.2 Is the seller aware of any proposals to develop property or land nearby, or of any proposals to make alterations to buildings nearby? If Yes, please give details:

Yes No

4 Alterations, planning and building control

Note to seller: All relevant approvals and supporting paperwork referred to in section 4 of this form, such as listed building consents, planning permissions, Building Regulations consents and completion certificates should be provided. If the seller has had works carried out the seller should produce the documentation authorising this. Copies may be obtained from the relevant local authority website. Competent Persons Certificates may be obtained from the contractor or the scheme provider (e.g. FENSA or Gas Safe Register). Further information about Competent Persons Certificates can be found at: www.gov.uk.

Note to buyer: If any alterations or improvements have been made since the property was last valued for council tax, the sale of the property may trigger a revaluation. This may mean that following completion of the sale, the property will be put into a higher council tax band. Further information about council tax valuation can be found at: www.voa.gov.uk.

4.1 Have any of the following changes been made to the whole or any part of the property (including the garden)?

- (a) Building works (e.g. extension, loft or garage conversion, removal of internal walls). If Yes, please give details including dates of all work undertaken:

Yes No

- (b) Change of use (e.g. from an office to a residence)

Yes No

Year

- (c) Installation of replacement windows, roof windows, roof lights, glazed doors since 1 April 2002

Yes No

Year(s)

- (d) Addition of a conservatory

Yes No

Year

4.2 If Yes to any of the questions in 4.1 and if the work was undertaken during the seller's ownership of the property:

- (a) please supply copies of the planning permissions, Building Regulations approvals and Completion Certificates, OR:
(b) if none were required, please explain why these were not required – e.g. permitted development rights applied or the work was exempt from Building Regulations:

Further information about permitted development can be found at: www.planningportal.gov.uk.

4 Alterations, planning and building control (continued)

4.3 Are any of the works disclosed in 4.1 above unfinished?
If Yes, please give details:

Yes No

[Empty text box for details]

4.4 Is the seller aware of any breaches of planning permission conditions or Building Regulations consent conditions, unfinished work or work that does not have all necessary consents? If Yes, please give details:

Yes No

[Empty text box for details]

4.5 Are there any planning or building control issues to resolve?
If Yes, please give details:

Yes No

[Empty text box for details]

4.6 Have solar panels been installed?
If Yes:

Yes No

(a) In what year were the solar panels installed?

Year

(b) Are the solar panels owned outright?

Yes No

(c) Has a long lease of the roof/air space been granted to a solar panel provider? If Yes, please supply copies of the relevant documents.

Yes No
 Enclosed To follow

4.7 Is the property or any part of it:

(a) a listed building?

Yes No
 Not known

(b) in a conservation area?

Yes No
 Not known

If Yes, please supply copies of any relevant documents.

Enclosed To follow

4 Alterations, planning and building control (continued)

4.8 Are any of the trees on the property subject to a Tree Preservation Order?

- Yes No
 Not known

If Yes:

(a) Have the terms of the Order been complied with?

- Yes No
 Not known

(b) Please supply a copy of any relevant documents.

- Enclosed To follow

5 Guarantees and warranties

Note to seller: All available guarantees, warranties and supporting paperwork should be supplied before exchange of contracts.

Note to buyer: Some guarantees only operate to protect the person who had the work carried out or may not be valid if their terms have been breached. You may wish to contact the company to establish whether it is still trading and if so, whether the terms of the guarantee will apply to you.

5.1 Does the property benefit from any of the following guarantees or warranties? If Yes, please supply a copy.

(a) New home warranty (e.g. NHBC or similar)

- Yes No
 Enclosed To follow

(b) Damp proofing

- Yes No
 Enclosed To follow

(c) Timber treatment

- Yes No
 Enclosed To follow

(d) Windows, roof lights, roof windows or glazed doors

- Yes No
 Enclosed To follow

(e) Electrical work

- Yes No
 Enclosed To follow

(f) Roofing

- Yes No
 Enclosed To follow

5 Guarantees and warranties (continued)

(g) Central heating

Yes No
 Enclosed To follow

(h) Underpinning

Yes No
 Enclosed To follow

(i) Other (please state):

Enclosed To follow

5.2 Have any claims been made under any of these guarantees or warranties? If Yes, please give details:

Yes No

6 Insurance

6.1 Does the seller insure the property?

Yes No

6.2 Has any buildings insurance taken out by the seller ever been:

(a) subject to an abnormal rise in premiums?

Yes No

(b) subject to high excesses?

Yes No

(c) subject to unusual conditions?

Yes No

(d) refused?

Yes No

If Yes, please give details:

6.3 Has the seller made any buildings insurance claims? If Yes, please give details:

Yes No

7 Environmental matters

Flooding

Note: Flooding may take a variety of forms: it may be seasonal or irregular or simply a one-off occurrence. The property does not need to be near a sea or river for flooding to occur. Further information about flooding can be found at: www.defra.gov.uk.

- 7.1 Has any part of the property (whether buildings or surrounding garden or land) ever been flooded? If Yes, please state when the flooding occurred and identify the parts that flooded:

Yes No

If No to question 7.1 please continue to 7.3 and do not answer 7.2 below.

- 7.2 What type of flooding occurred?

(a) Ground water Yes No

(b) Sewer flooding Yes No

(c) Surface water Yes No

(d) Coastal flooding Yes No

(e) River flooding Yes No

(f) Other (please state):

- 7.3 Has a Flood Risk Report been prepared? If Yes, please supply a copy.

Yes No
 Enclosed To follow

Further information about the types of flooding and Flood Risk Reports can be found at: www.environment-agency.gov.uk.

Radon

Note: Radon is a naturally occurring inert radioactive gas found in the ground. Some parts of England and Wales are more adversely affected by it than others. Remedial action is advised for properties with a test result above the 'recommended action level'. Further information about Radon can be found at: www.hpa.org.uk.

- 7.4 Has a Radon test been carried out on the property?

Yes No

If Yes:

(a) please supply a copy of the report Enclosed To follow

(b) was the test result below the 'recommended action level'? Yes No

7 Environmental matters (continued)

7.5 Were any remedial measures undertaken on construction to reduce Radon gas levels in the property?

- Yes No
 Not known

Energy efficiency

Note: An Energy Performance Certificate (EPC) is a document that gives information about a property's energy usage. Further information about EPCs can be found at: www.gov.uk.

7.6 Please supply a copy of the EPC for the property.

- Enclosed To follow
 Already supplied

7.7 Have any installations in the property been financed under the Green Deal scheme? If Yes, please give details of all installations and supply a copy of your last electricity bill.

- Yes No
 Enclosed To follow

Further information about the Green Deal can be found at: www.gov.uk/decc.

Japanese knotweed

Note: Japanese knotweed is an invasive plant that can cause damage to property. It can take several years to eradicate.

7.8 Is the property affected by Japanese knotweed?

- Yes No
 Not known

If Yes, please state whether there is a Japanese knotweed management plan in place and supply a copy.

- Yes No
 Not known
 Enclosed To follow

8 Rights and informal arrangements

Note: Rights and arrangements may relate to access or shared use. They may also include leases of less than seven years, rights to mines and minerals, manorial rights, chancel repair and similar matters. If you are uncertain about whether a right or arrangement is covered by this question, please ask your solicitor.

8.1 Does ownership of the property carry a responsibility to contribute towards the cost of any jointly used services, such as maintenance of a private road, a shared driveway, a boundary or drain? If Yes, please give details:

- Yes No

8 Rights and informal arrangements (continued)

8.2 Does the property benefit from any rights or arrangements over any neighbouring property? If Yes, please give details:

Yes No

8.3 Has anyone taken steps to prevent access to the property, or to complain about or demand payment for access to the property? If Yes, please give details:

Yes No

8.4 Does the seller know of any of the following rights or arrangements which affect the property?

(a) Rights of light

Yes No

(b) Rights of support from adjoining properties

Yes No

(c) Customary rights (e.g. rights deriving from local traditions)

Yes No

(d) Other people's rights to mines and minerals under the land

Yes No

(e) Chancel repair liability

Yes No

(f) Other people's rights to take things from the land (such as timber, hay or fish)

Yes No

If Yes, please give details:

8.5 Are there any other rights or arrangements affecting the property? If Yes, please give details:

Yes No

Services crossing the property or neighbouring property

8.6 Do any drains, pipes or wires serving the property cross any neighbour's property?

Yes No
 Not known

8.7 Do any drains, pipes or wires leading to any neighbour's property cross the property?

Yes No
 Not known

8 Rights and informal arrangements (continued)

8.8 Is there any agreement or arrangement about drains, pipes or wires?

Yes No

Not known

If Yes, please supply a copy or give details:

Enclosed To follow

9 Parking

9.1 What are the parking arrangements at the property?

GARAGE AND OFF ROAD PARKING.

9.2 Is the property in a controlled parking zone or within a local authority parking scheme?

Yes No

Not known

10 Other charges

Note: If the property is leasehold, details of lease expenses such as service charges and ground rent should be set out on the separate TA7 Leasehold Information Form. If the property is freehold, there may still be charges: for example, payments to a management company or for the use of a private drainage system.

10.1 Does the seller have to pay any charges relating to the property (excluding any payments such as council tax, utility charges, etc.), for example payments to a management company? If Yes, please give details:

Yes No

11 Occupiers

11.1 Does the seller live at the property?

Yes No

11.2 Does anyone else, aged 17 or over, live at the property?

Yes No

If No to question 11.2, please continue to section 12 'Services' and do not answer 11.3–11.5 below.

11 Occupiers (continued)

11.3 Please give the full names of any occupiers (other than the sellers) aged 17 or over:

11.4 Are any of the occupiers (other than the sellers), aged 17 or over, tenants or lodgers?

Yes No

11.5 Is the property being sold with vacant possession?

Yes No

If Yes, have all the occupiers aged 17 or over:

(a) agreed to leave prior to completion?

Yes No

(b) agreed to sign the sale contract? If No, please supply other evidence that the property will be vacant on completion.

Yes No

Enclosed To follow

12 Services

Note: If the seller does not have a certificate requested below this can be obtained from the relevant Competent Persons Scheme. Further information about Competent Persons Schemes can be found at: www.gov.uk.

Electricity

12.1 Has the whole or any part of the electrical installation been tested by a qualified and registered electrician?

Yes No

If Yes, please state the year it was tested and provide a copy of the test certificate.

Year

Enclosed To follow

12.2 Has the property been rewired or had any electrical installation work carried out since 1 January 2005?

Yes No

Not known

If Yes, please supply one of the following:

(a) a copy of the signed BS7671 Electrical Safety Certificate

Enclosed To follow

(b) the installer's Building Regulations Compliance Certificate

Enclosed To follow

(c) the Building Control Completion Certificate

Enclosed To follow

12 Services (continued)

Central heating

12.3 Does the property have a central heating system?

Yes No

If Yes:

(a) What type of system is it (e.g. mains gas, liquid gas, oil, electricity, etc.)?

oil

(b) When was the heating system installed? If on or after 1 April 2005 please supply a copy of the 'completion certificate' (e.g. CORGI or Gas Safe Register) or the 'exceptional circumstances' form.

Date

Not known
 Enclosed To follow

(c) Is the heating system in good working order?

Yes No

(d) In what year was the heating system last serviced/maintained? Please supply a copy of the inspection report.

2018 Year Not known

Enclosed To follow
 Not available

Drainage and sewerage

Note: Further information about drainage and sewerage can be found at: www.environment-agency.gov.uk.

12.4 Is the property connected to mains:

(a) foul water drainage?

Yes No
 Not known

(b) surface water drainage?

Yes No
 Not known

If Yes to both questions in 12.4, please continue to section 13 'Connection to utilities and services' and do not answer 12.5–12.10 below.

12.5 Is sewerage for the property provided by:

(a) a septic tank?

Yes No

(b) a sewage treatment plant?

Yes No

(c) cesspool?

Yes No

12.6 Is the use of the septic tank, sewage treatment plant or cesspool shared with other properties? If Yes, how many properties share the system?

Yes No
 Properties share

12 Services (continued)

12.7 When was the system last emptied?

UNKNOWN Year

12.8 If the property is served by a sewage treatment plant, when was the treatment plant last serviced?

Year

12.9 When was the system installed?

Year

Note: Some systems installed after 1 January 1991 require Building Regulations approval, environmental permits or registration. Further information about permits and registration can be found at: www.environment-agency.gov.uk.

12.10 Is any part of the septic tank, sewage treatment plant (including any soakaway or outfall) or cesspool, or the access to it, outside the boundary of the property? If Yes, please supply a plan showing the location of the system and how access is obtained.

Yes No
 Enclosed To follow

13 Connection to utilities and services

Please mark the Yes or No boxes to show which of the following utilities and services are connected to the property and give details of any providers.

Mains electricity Yes No

Provider's name
N Power

Location of meter
KITCHEN

Mains gas Yes No

Provider's name

Location of meter

Mains water Yes No

Provider's name
SEVERN TRENT

Location of stopcock
MIDDLE OF BRIVE BY MAIN ROAD

Location of meter, if any

Mains sewerage Yes No

Provider's name

Telephone Yes No

Provider's name
B. T.

Cable Yes No

Provider's name

14 Transaction information

14.1 Is this sale dependent on the seller completing the purchase of another property on the same day? Yes No

14.2 Does the seller have any special requirements about a moving date? If Yes, please give details: Yes No

14.3 Does the sale price exceed the amount necessary to repay all mortgages and charges secured on the property? *N/A.* Yes No

14.4 Will the seller ensure that:

(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 alarm codes will be left at the property or with the estate agent? Yes No

Signed: *J. Hochbaw*

Dated: *15/8/18*

Signed: *C Jones*

Dated: *15/8/18*

Each seller should sign this form.

The Law Society is the representative body for solicitors in England and Wales.

PRELIMINARY ENQUIRIES SHORT FORM

Re: Six Swathes, 1A Ludlow Road, Clee Hill, Ludlow SY8 3PE ('the Property')

EXECUTORS OF HERBERT DESMOND MILLICHAMP DECEASED ('the Seller')

to ('the Buyer')

1 Identity of the Property

1.1 To whom do the boundary walls and fences, hedges and ditches belong? Where the ownership of a boundary is not certain, please state who has maintained it in the past. *To Six Swathes*

1.2 Please give details of any disputes regarding the boundaries or their maintenance of which the Seller is aware whether past, present or potential and whether resolved or not. *NONE*

1.3 Where a river or other watercourse or ditch borders the Property, is the boundary of the Property on the near bank, the far bank or along the middle of the bed? *N/A*

2 Access

2.1 Is there direct access from the Property to a public highway without any intervening verges? *YES*

2.2 Is there a right of access over any private road or path? If so, please supply details. *NO.*

2.3 Has the Seller experienced any difficulty in the exercise of any right of access? Have there been any disputes in connection with the exercise of any right or over the maintenance of any access road or paths or the costs of such maintenance or is the Seller aware of any potential dispute? If so, please give details. *NO.*

2.4 Is the Property crossed by, adjacent to or near public rights of way. If so, what use has been made of those rights of way? *NO.*

2.5 Is any part of the Property subject to any arrangement or agreement for the granting of public access? *NO.*

3 Guarantees and similar documents

- 3.1 Please supply copies of any guarantee, insurance policy, warranty, bond, agreement or other similar document of which the Property has the benefit. *NONE.*
- 3.2 Please confirm that, where necessary, the Seller will assign to the Buyer the benefit of any document referred to in enquiry 3.1. *YES.*

4 Services—generally

- 4.1 Does the Property have drainage, water, electricity, telephone and gas services? *NO GAS.*
- 4.2 Are these services connected to the mains? *SEWAGE = Septic tank.*
- 4.3 Do any parts of these services (where not part of the mains) pass over, under or through any land not forming part of the Property? If so:
- (a) please give details, including copies, of any deeds or documents regarding the right to use the services in question for the benefit of the Property and to have access to maintain or renew them;
 - (b) please supply a plan showing the routes of the services; and
 - (c) please give details of any problems experienced by the Seller or, to the Seller's knowledge, any previous owner or occupier of the Property, in using or maintaining such services, or any disputes (actual or potential) relating to them of which the Seller is aware. *we have none.*

5 Drainage

If the Property is within an Internal Drainage Board Area please provide details of drainage rates and arrangements relating to the ownership and maintenance of drainage ditches. *N/A.*

6 Water supply

- 6.1 Where is the point of connection between the service pipe supplying the Property and the water supplier's main? *Middle of drive*
- 6.2 Is the water supply metered? *N/A.*
- 6.3 If water is abstracted from any spring, well, borehole, pond or stream: *N/A.*

- (a) Please supply a copy of the abstraction licence. N/A.
- (b) Has the supply been tested by the local authority and with what result? NO.
- (c) Has the local authority recommended or required any improvements to be made to the supply? NO.
- (d) Please confirm that all the terms of any abstraction licence have been observed. NO.

7 Planning and use

7.1 What is the present use of the Property? Please indicate the basis (eg planning permission or established use), if any, on which this use is authorised and supply documentary evidence if available. HOME.

7.2 Has this use been continuous since it commenced? YES.

7.3 During the four years ending with the date of these enquiries:

- (a) Have there been any additions to or alterations to any building on the Property? If so, please give details. NO.
- (b) Have any works of demolition of any buildings or other structures on the Property been carried out? If so, please give details. NO.
- (c) Have there been any other building, mining, engineering or other operations in, under or over any part of the Property? If so, please give details. NO.

7.4 Is the Seller aware of any past, present or likely proceedings in respect of any breach of planning restrictions whether by means of stop notice, enforcement notice, breach of condition notice or otherwise? If so, please give details. NO.

7.5 Please supply copies of:

- (a) any planning permission or other consent relating to the construction and use of the Property SOLICITOR HAS THEM ALREADY.
- (b) any planning agreements, obligations and restrictions. NO.

7.6 Is any part of the Property listed? NO

7.7 Is the Property in a conservation area? UNKNOWN.

7.8 Is the Seller aware of any house on the Property being restricted under planning legislation to occupation by a person wholly or mainly employed in agriculture? *NO.*

7.9 (a) If the land includes any land which is designated as a:

- (i) site of special scientific interest; *NO*
- (ii) environmentally sensitive area; *NO*
- (iii) nitrate vulnerable zone; *NO*
- (iv) any other similar scheme or designation. *NO*

please identify the area of land concerned and provide copies of all notifications or management agreements entered into pursuant to such scheme or designation and any other relevant correspondence, together with details of any sums paid or to be paid in connection with such designation or agreement.

(b) Is the Seller aware of any breaches of the scheme or designation? *NO.*

8 Disputes and notices

Please give particulars of any notices whether formal or informal relating to the Property or the neighbourhood within which it is situate, which have been: *NO.*

8.1 served by the Seller or his predecessors in title; or *NO*

8.2 received by the Seller or his predecessors in title. *NO*

9 Adverse rights and occupancies

9.1 Please supply full details of all rights known to the Seller to which the Property is subject or will be subject at completion. *N/A.*

9.2 With regard to persons in occupation of the Property:

(a) Please give the full names of all persons (with ages if under 18) in occupation of any part of the Property whether or not temporarily absent or who are expected at any time in the future to come into occupation of any part of the Property. *NONE*

- (b) For each such person please give full details of the basis on which they occupy or are expected to occupy and of their legal or equitable interest (if any) in the Property. N/A.
- (c) Please supply copies of all written tenancy agreements and other deeds or supplemental or relevant documents showing the terms of the letting, and, to the extent that the following are not disclosed by the documents: N/A.
- (i) specify the area of the Property affected by each tenancy; N/A.
 - (ii) specify the nature of the actual use of the tenanted land; N/A.
 - (iii) supply the date of the start of the current tenancy agreement and, if different, the date on which the tenant first occupied the property or any other property on land belonging to the Seller or his predecessors in title; N/A.
 - (iv) state the period of the lease; N/A.
 - (v) state the fee or rent currently paid, the dates of payment, and whether it is paid in advance or in arrears; N/A.
 - (vi) state who pays the rent; and N/A.
 - (vii) specify any other terms of the tenancy known to the Seller. N/A.
- (d) Please provide full details of any underletting which has taken place.
- (e) If a tenant or a subtenant insures the tenanted property please provide full details of the relevant insurance policy. N/A.
- (f) Please supply copies of any notices served in relation to tenanted property, any court orders or awards made in relation to tenanted property and any undertakings given by the landlord or the tenant. N/A.
- (g) Please provide details of any breaches of any tenancy agreement which have taken place and any dispute which may have arisen in relation to a tenancy or the use or occupation of the property by a tenant. N/A.
- (h) Have any procedures been commenced or agreement reached in relation to the review of rent under any tenancy for any present or future period? If so, please provide full details. N/A.

9.3 Please give details of any other unregistered interests which override first registration or registered dispositions as listed in the Land Registration Act 2002 Schedules 1 and 3 affecting any part of the Property, of which the Seller is aware.

UNKNOWN

9.4 Please provide copies of all wayleave agreements affecting the Property or details where agreements are not available. Please provide details of the amount and date of the last payment received. *None.*

9.5 Is any part of the Property used, or has it in the past been used by third parties or members of the public in connection with any sports, recreation or pastimes or has it been used as a village green or common land? *N/A.*

10 Restrictions

10.1 Please supply details of any covenants or other restrictions affecting the Property including details (if known) of the persons having the right to enforce them. *N/A.*

10.2 Is the Seller aware of any breach or alleged breach of any such covenants or restrictions? If so, please give details. *N/A.*

10.3 Please give details, with copies of all relevant documents, of all consents or approvals, and of refusals of consents or approvals, pursuant to such covenants or restrictions of which the Seller is aware. *N/A.*

10.4 Please give details of any variation, release, waiver or discharge of any such covenant or restriction which has either been obtained or sought, to the Seller's knowledge, including details of any proceedings relating to the variation etc whether before the Lands Tribunal or otherwise. *N/A.*

11 Outgoings

Is the Seller aware of any actual or possible liability attaching to any part of the Property in respect of any chancel repair, or is any part of the Property now or has it in the past been known as 'glebe' land? *N/A.*

12 Environmental matters

12.1 Is the Seller aware of the presence or application of any waste in on or to the Property (including sewage sludge or paper applied in the last 10 years)? If so please give details. *NO.*

12.2 Is the Property affected by contamination from any substance likely to cause nuisance, pollution of the environment or harm to human health? If so, please give details. *NO.*

- 12.3 Please identify the location of any current or historic farm tip, dump or death pit and confirm the current use being made of it. N/A.
- 12.4 Is the Seller aware of any instance of genetically modified crop or organisms being grown or brought onto any part of the Property? N/A.
- 12.5 Does the Property benefit from any organic status or is it currently in organic conversion? N/A.
- 12.6 Are there any storage tanks or slurry lagoons on the Property (whether above or underground)? If so:
- (a) Are they full or empty? N/A.
 - (b) Have there been any spillages or leaks from such tanks? N/A.
- 12.7 Please provide a copy of the asbestos survey required under the Control of Asbestos at Work Regulations 2002. N/A.
- 12.8 Does the whole or any part of the Property or any land within a mile of the Property comprise a landfill site? N/A.
- If so, what measures have been taken to close the landfill?
- 12.9 Is the Property used for or has it been used for mineral extraction or any industrial or manufacturing process? N/A.
- 12.10 Please supply copies of all reports of any environmental investigations relating to the Property to which the Seller has access. N/A.

13 General

- 13.1 Please confirm that the replies to these enquiries have been approved by the Seller after all necessary advice and explanation regarding the same having been given to the Seller.

14 Changes before exchange of contracts

Please confirm that you have advised the Seller of his duty to notify us, through you, of any changes prior to exchange of contracts in circumstances which might lead to a different reply to any of these enquiries were they repeated immediately prior to

exchange and confirm that you will notify us of any such changes of which you become aware. YES

Signed J Hochbaw.....

Signed C Jans.....

Dated 15/8/8.....

PCB Solicitors LLP
Septic Tank/Sewage Treatment Plant Enquiries

Property: Six Swathes, 19 Ludlow Road, SY8 3PE

Seller: EXECUTORS OF HERBERT DESMOND MULLICHAMP (DECEASED)

1	Is the property served by a septic tank?	YES
2	Is the property served by a sewage treatment plant?	NO
3	Is the property served by a cess pit?	NO.
4	Does the facility comply with any relevant planning permission or building regulations? If yes please provide copies.	UNKNOWN.
5	Is the facility in good working order?	BELIEVE SO.
6	Is there a written maintenance agreement in place? If yes please provide a copy.	NO.
7	Does the facility have the capacity to serve the intended occupants at the property?	YES.
8	Does any part of any soakaway extend beyond the boundaries of the property? If yes please provide copies of relevant easements.	UNKNOWN.
9	Are any upgrade or replacement works required or planned? If yes please provide full details.	UNKNOWN.
10	When was the septic tank last emptied, by whom and at what cost? Please provide copy receipts	UNKNOWN.
11	Has there ever been any difficulties or problems or blockages with regard to the tank and the pipes to and from the facility or any soakaway?	NOT AS FAR AS WE ARE AWARE.
12	Has there ever been any problems with the facility after heavy rainfall?	UNKNOWN.
13	Is the facility situated in a Designated Sensitive Area?*	UNKNOWN.
14	Does the facility discharge to surface water? If yes does the facility comply with the General	UNKNOWN.

	<p>Binding Rules for small sewage discharges set out in the Environmental Permitting (England and Wales)(Amendment)(England) Regulations 2014?</p> <p>What plans are in place to replace the system by 2020?</p>	<p>UNKNOWN</p>
15	<p>Does the facility discharge to ground?</p> <p>If yes does the facility comply with the General Binding Rules for small sewage discharges set out in the Environmental Permitting (England and Wales)(Amendment)(England) Regulations 2014?</p>	<p>UNKNOWN</p>
16	<p>Was the facility installed on or after 1.1.2015?</p> <p>If yes does the facility comply with the <u>additional</u> General Binding Rules for small sewage discharges set out in the Environmental Permitting (England and Wales)(Amendment)(England) Regulations 2014?</p>	<p>BEFORE 2015</p>

Signed: J. Hoshbani

Date: 30.8.18

* Designated Sensitive Areas list from January 2015:

- Groundwater Source Protection Zone 1s
- Special Protection Areas
- Ramsar Sites
- Sites of Special Scientific Interest
- Local nature reserves and local wildlife sites which are aquatic in nature
- Designated Bathing Waters
- Shellfish Protected Waters
- Ancient Woodlands
- Selected protected species and protected habitats
- Special Areas of Conservation

The Vesey Partnership

The Vesey Partnership Limited
1 Trinity Place
Midland Drive
Sutton Coldfield
B72 1TX

Order Date: **Tuesday, 14 August 2018**
Order No: **100075708**
Customer Ref: **389579**

Severn Trent Searches has carried out enquiries into the following property, in line with its published terms of sale upon request from The Vesey Partnership

**Six Swathes Ludlow Road
Ludlow
SY8 3PE**

In response to the enquiry for drainage and water information, this search report was prepared following examination of either 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 and the Drinking Water Register. Should the property not fall entirely within the Severn Trent Water or Hafren Dyfrdwy Regions, a copy of the records held by South Staffordshire Water or other relevant Water Company will be searched also. Severn Trent Searches is responsible for the accuracy of the information contained within the search report.

From 1st October 2011 ownership of private sewers and lateral drains changed in accordance with The Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The contents of this search reflect these changes.

For further information please visit: www.severntrentsearches.com/category/Sewer-Transfer/

Interpretation of Drainage and Water Enquiry.

Appendix 1 of this report contains definitions of terms and expressions identified.

Enquiries and Responses.

The Search Report on the above property was completed on 14 Aug, 2018 by Terri OGarro, a technician employed by Severn Trent Searches. In the event of any queries about the preparation of this search report, enquiries should be directed to:

enquiries@severntrentsearches.com

Or the Customer Service Manager, Severn Trent Searches at the address below.

Severn Trent Searches
PO Box 10155
Nottingham
NG1 9HQ
Tel: 0115 971 3550

or **Severn Trent Searches**
DX 723860
Nottingham 43

If you have any general enquires regarding the information provided in a search report please visit:

www.searchfaqt.com

Severn Trent Searches has put in place procedures to ensure that customers receive support in the event of any complaint. Our formal Complaints Procedure is set out in Appendix 2 and our Terms and Conditions of sale are set out in Appendix 4.

ORDER SUMMARY

To help understand the implications of the Drainage and Water Enquiries Report a summary guide to the content of the full report is provided below. This guide should be read in the context of and with reference to the full report and associated guidance notes.

The following 3 classifications have been used to highlight whether or not the response to a particular question is something that would normally be expected or otherwise. The classifications are intended purely as a guide to assist in the understanding of the Report and do not imply that the property is fit to purchase or otherwise and this decision will rest with the prospective purchaser and their professional advisers.

✓ This response represents the typical situation for a residential property.

📖 The attention of the purchaser is drawn to this response. Further information can be found in the Guidance Notes accompanying the relevant question, the purchaser may wish to make further investigations into this situation.

✘ This response represents an uncommon situation for a residential property and the purchaser should carefully consider its implications.

Question	Answer
Maps	
1.1 Where relevant, please include a copy of an extract from the public sewer map.	Map Not Provided ✘
1.2 Where relevant, please include a copy of an extract from the map of waterworks.	Map Provided ✔
Drainage	
2.1 Does foul water from the property drain to a public sewer?	No ✘
2.2 Does surface water from the property drain to a public sewer?	No ✘
2.3 Is a surface water drainage charge payable?	No ✔
2.4 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	No ✔
2.4.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?	No ✔
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 Details 📄
2.5.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?	No ✔
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 ✔
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 ✔
2.8 Is the building which is or forms part of the property at risk of internal flooding due to overloaded public sewers?	No ✔
2.9 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.	See Details ✔
Water	
3.1 Is the property connected to mains water supply?	Yes ✔
3.2 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	Yes 📄
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 ✔
3.4 Is the property at risk of receiving low water pressure or flow?	No ✔
3.5 What is the classification of the water supply for the property?	See Details ✔
3.6 Please include details of the location of any water meter serving the property.	N/A ✔
Charging	
4.1.1 Who is responsible for providing the sewerage services for the property?	See Answer ✔
4.1.2 Who is responsible for providing the water services for the property?	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 What is the current basis for charging for sewerage and water services at the property?	Unmeasured ✔
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 Details ✔

This map is intentionally blank.

The sewerage undertaker's asset register shows no assets within 200 metres of the property.

WATER RECORD Six Swathes Ludlow Road, Ludlow, SY8 3PE



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 Severn Trent Water's assets. 2. Reproduction by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey licence number 0100031673. Document users other than Severn Trent Water 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.

MAP KEYS

Sewer Record

	Public Combined Gravity Sewer
	Public Foul Gravity Sewer
	Public Surface Water Gravity Sewer
	Combined Use Pressurised Sewer
	Foul Use Pressurised Sewer
	Surface Water Pressurised Sewer
	Abandoned Gravity Sewer
	Private Gravity Sewer
	Section 104 Gravity Sewer
	Transferred Gravity Sewer
	Highway Drain (Not STW)
	Vent Column
	Waste Water Storage
	Culverted Watercourse (Not STW)
	Protective Strip
	Sewage Pumping Facility
	Sewage Facility Connection Inlet / Outlet

	Hydrobrake
	Lamphole
	Outfall
	Overflow
	Penstock
	Petrol Interceptor
	Sewage Treatment Works
	Sewer Blockage
	Sewer Collapse
	Sewer Chemical Injection Point
	Sewer Junction

	Sewerage Air Valve
	Sewerage Hatch Box Point
	Sewerage Isolation Valve
	Soakaway
	Surface Water Manhole
	Blind Shaft
	Combined Use Manhole
	Disposal Site
	Flushing Chamber
	Foul Use Manhole
	Grease Trap
	Head Node

Notes

The majority of private gravity sewers and lateral drains shown in magenta transferred into public ownership in October 2011, providing they met the relevant criteria. Please note that private pressurised sewers and drains within the boundary of the property they serve remain private. Sewers shown in green which remain the subject of an adoption agreement under Section 102 or 104 of the Water Industry Act (1991) are not the responsibility of the Sewerage Undertaker. Please refer to response to Question 2.6 in search report to check current status of the sewers.

All Sewers that have been transferred to the Sewerage Undertaker after 1st October 2011, which they have a record of but have not surveyed and confirmed, are shown in orange.

Please note, the full extent and route of these sewers may not be plotted on the sewer map. By October 1st 2016 any private pumping station and associated apparatus serving a lateral drain or sewer which was operational before July 1st 2011 will have transferred over to the Sewerage Undertaker's responsibility and become a public asset (subject to any appeals).

Water Record

	Distribution Main		Pumping Facility		Water Isolation Valve (Closed)		Change in Characteristic
	Trunk Main (local/primary)		Booster Facility		Water Isolation Valve (Open)		Marker Post
	Strategic Main		Potable Water Storage		Water Isolation Valve (Partially Open)		Cable Junction
	Fire Supply Main		Water Tower		Water Air Valve		Anode
	Fire Main		Well / Borehole		Pressure Reducing Valve		Boundary Box
	Non-Domestic Customer Service Pipe		Intake		Pressure Sustaining Valve		Stop Tap
	Domestic Customer Service Pipe		Water Treatment Works / Chamber		Non-Return Valve		Cross Piece
	Abandoned Main		Draw-off Tower		Float Valve		Strainer
	Elevated Main		Bowser Point		Hydrant (Single/Double)		Listening Post
	Aqueduct		Water Facility Connection		Washout (Single/Double)		Revenue Meter
	Duct		Pipe Support Structure		Bulk Meter		Housing, Building
	Pre-1937 Properties		Open Pipe		Water Hatch Box		Housing, Kiosk
	SSSI Area		Discharge		Pressure Tapping		Housing, Other
	Protective Strip		End Cap		Insertion Flow Meter Point		Quality Sample Point

For a detailed glossary of the above terminology please visit:

www.severntrentsearches.com/glossary

Question 1.1

Q1.1

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

No map is included, as we have no record of any public sewers in the vicinity of the property.



**Map Not
Provided**

[Guidance Notes](#)

Pipes that are shown on the public sewer map as sewers, disposal mains or lateral drains are defined as those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991. The Sewerage Undertaker is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. Please note that following the private sewer transfer on October 1st 2011, the majority of private sewers and lateral drains connected to the public network as of 1st July 2011 transferred into public ownership. There may therefore be assets in the vicinity of the property which are not currently shown on our maps.

Question 1.2

Q1.2

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

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



Map Provided

[Guidance Notes](#)

Pipes that are shown on the map of waterworks as water mains, resource mains or discharge pipes are defined as those for which a Water Undertaker holds statutory responsibility under the Water Industry Act 1991. Assets other than water mains, resource mains or discharge pipes may be shown on the plan, for information only. Water Undertakers are not responsible for private water mains or private service pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal. The extract of the map of waterworks shows water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Question 2.1**Q2.1****Does foul water from the property drain to a public sewer?**

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

x
No

Guidance Notes

The connection status of the property is based on information held on the billing records by the responsible water company. In this case we have been unable to find any billing records confirming a connection from the property to the public sewerage system. If any current billing records can be provided to us confirming a connection for this service, please provide this to us and we will amend the search accordingly. It is possible that the property may have a connection to the public sewerage system but is not currently being billed for this service. If this is the case then the property owner should contact the responsible water company to arrange for the connection status to be checked and, if confirmed as connected, for the property to be brought into charge for this service. Should the billing records be amended, we will be pleased to amend the report, free of charge, upon request. If foul water does not drain to the public sewerage system the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant. The requirement to register a Septic tank with the Environment Agency was passed in regulations set in 2010 by the Department for Environment, Food and Rural Affairs (Defra) and the Welsh Government, as part of the implementation of the European Union Water Framework Directive. All domestic septic tanks in Wales need to be registered by December 2011. This is not currently a requirement in England pending the outcome of a joint Environment Agency/Government review. It is recommended all details are checked with the current owner as buyers in Wales may need to register before the deadline. Also note that the general binding rules for Septic tanks and discharge to the ground changed on January 1st 2015. Please visit <https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-the-ground> for more details.

Question 2.2**Q2.2****Does surface water from the property drain to a public sewer?**

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

x
No

Guidance Notes

If the property was constructed recently the surface water drainage may be served by a Sustainable Drainage System (SuDS) which does not form part of the public sewer network. Further information may be available from the developer or Question 3.3 of the CON29 from the local authority. The connection status of the property listed in this search is based on information held on the billing records by the responsible water company. Sewerage Undertakers are not responsible for any private drains and private sewers that do not connect the property to the public sewerage system, and do not hold details of these. The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility with other users, if the property is served by a private sewer which also serves other properties but does not connect into the public sewerage system. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal. If surface water does not drain to the public sewerage system the property may have private facilities in the form of a soakaway or private connection to a watercourse.

Question 2.3

Q2.3

Is a surface water drainage charge payable?

Records confirm that a surface water drainage charge is not payable for the property.


No

Guidance Notes

Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable. If the property was constructed recently the surface water drainage may be served by a Sustainable Drainage System (SuDS) which does not form part of the public sewer network. Further information may be available from the developer or Question 3.3 of the CON29 from the local authority.

Question 2.4

Q2.4

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

The public sewer map does not indicate any public sewers, disposal mains or lateral drains within the boundaries of the property. It is recommended that investigations are made into the drainage arrangements of the property as the owner may be liable for repairs to the drainage system.


No

Guidance Notes

The approximate boundary of the property has been determined by reference to the Ordnance Survey record. Please note it has not always been a requirement for such public sewers, disposal mains or lateral drains to be recorded on the public sewer map. Please note, however, that following the private sewer transfer on October 1st 2011 there are public sewers and lateral drains which are not recorded on the public sewer map but which may prevent or restrict development of the property. However, in this case we believe that it is unlikely that any unidentified public sewers, disposal mains or lateral drains will exist within the boundaries of the property.

Question 2.4.1

Q2.4.1

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

The public sewer map does not indicate a public pumping station or other ancillary apparatus within the boundaries of the property. However, as of 1st October 2016, any pumping station that was constructed prior to 1st July 2011 and serves more than one property will become the responsibility of the sewerage undertaker. Although the sewerage undertaker has no record of any pumping station at this property there may be pumping stations which meet the adoption criteria which they are not aware of and are not recorded on the public sewer map.


No

Guidance Notes

The approximate boundary of the property has been determined by reference to the Ordnance Survey record. Please note that privately owned pumping stations built prior to 1st July 2011 which serve more than one property and pump to the existing public sewer are eligible for transfer into public ownership as of 1st October 2016. Pumping stations that serve a single property but sit outside the curtilage of that property will also be eligible for transfer. Please see Appendix 3 for further details. Any other ancillary apparatus is shown on the public sewer map and is referenced on the map key. A full glossary is also available on our website at www.severntrentsearches.com/glossary/

Question 2.5**Q2.5****Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?****No, See Details**

The public sewer map indicates that there are no public foul sewers within 30.48 metres (100 feet) of a building within the property. However, following the private sewer transfer on October 1st 2011 private sewers were transferred into public ownership, and may not be recorded on the public sewer map. We believe that there are unlikely to be any unplotted public sewers within 30.48 metres (100 feet) of any buildings within the property.

Guidance Notes

The apparent absence of a public sewer within 100 feet of a building within the property is untypical. It may indicate that the property is connected to a substantial length of private drain, or has no connection to the public sewer. The owner of the property covered by this Report may have sole or shared liability for the drainage arrangements. We recommended that further investigation is made into the drainage arrangements for the property. However, the sewerage undertaker does not hold records of the location of these arrangements.

Question 2.5.1**Q2.5.1****Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?****No**

The public sewer map does not indicate a public pumping station or other ancillary apparatus within 50m of a building within the property. However, following the transfer of some private pumping stations into public ownership, from 1st October 2016 there may be public pumping stations which are not marked on the public sewer map.

Guidance Notes

The public sewer map shows the location of public pumping stations, pressurised mains and other ancillary apparatus. Please note that privately owned pumping stations built prior to 1st July 2011 which serve more than one property and pump to the existing public sewer are eligible for transfer into public ownership as of 1st October 2016. Pumping stations that serve a single property but sit outside the curtilage of that property will also be eligible for transfer. Pumping stations also have pressurised sewers associated with them and these may not be plotted on the public sewer map if the sewerage undertaker is unaware of the pumping station. The presence of a pumping station, pressurised rising main or other ancillary apparatus may restrict further development. Please see Appendix 3 for further details. Any other ancillary apparatus is shown on the public sewer map and is referenced on the map key. A full glossary is also available on our website at www.severntrentsearches.com/glossary/.

Question 2.6

Q2.6

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

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

Guidance Notes

The majority of private sewers and lateral drains subject to adoption agreements were transferred into public ownership from 1st October 2011 and there may therefore be additional public sewers other than those shown on the plan. Further details can be found in Appendix 3. Buyers should consult with the current owner to ascertain the extent of their liability for privately held assets.

Question 2.7

Q2.7

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

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

Guidance Notes

Buildings or extensions erected over a public sewer, disposal main or lateral drain in contravention of building controls or which conflict with the provisions of the Water Industry Act 1991, may have to be removed or altered. Please note that from 1st October 2011 the majority of private sewers and lateral drains connected to the public network as of 1st July 2011 transferred into public ownership and there may therefore be formerly private sewers and lateral drains which will have been built over. Please visit www.severntrentsearches.com/category/sewer-transfer for further information.

Question 2.8**Q2.8**

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

**No**

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

Guidance Notes

A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded. "Internal flooding" from public sewers is defined as flooding which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes. "At Risk" properties are those that the Sewerage Undertaker is required to include in the Regulatory Register that is reported annually to the Water Services Regulation Authority. These are defined as properties that have suffered or are likely to suffer internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the 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. Please note that from 1st October 2011 the majority of private sewers and lateral drains connected to the public network as of 1st July 2011 transferred into public ownership. Details of formerly private sewers at risk from internal flooding are not recorded in the Regulatory Register and will not be added until a flooding occurrence. There may therefore be public sewers at risk from internal flooding that are not recorded on the "At Risk" register.

Question 2.9**Q2.9**

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

**See Details**

The nearest sewage treatment works is 0.991 KM to the South of the property. The name of the nearest sewage treatment works is Knowbury.

Guidance Notes

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

Question 3.1**Q3.1**

Is the property connected to mains water supply?

**Yes**

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

Question 3.2

Q3.2

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



Yes

The map of waterworks indicates that there are water mains, resource mains or discharge pipes within or close to the boundaries of the property.

Guidance Notes

The approximate boundary of the property has been determined by reference to the Ordnance Survey record. The presence of a public water main, resource main or discharge pipe within the boundary of the property may restrict further development within it. Water Undertakers have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the Company or its contractors needing to enter the property to carry out work.

Question 3.3

Q3.3

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

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

Guidance Notes

Where the property is part of a very recent or ongoing development and the water mains and service pipes are not the subject of an adoption application, buyers should consult with the developer to confirm that the Water Undertaker will be asked to provide a water supply to the development or to ascertain the extent of any private water supply system for which they will hold maintenance and renewal liabilities.

Question 3.4

Q3.4

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

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

✓
No

Guidance Notes

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

Question 3.5

Q3.5

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

The water supplied to the property has an average water hardness of 60.29 mg/l calcium which is defined as Moderately Hard by Severn Trent Water.

✓
See Details

Guidance Notes

Neither hard nor soft water is considered to pose any risk to health. Hardness comes from naturally occurring calcium and magnesium mineral salts which are dissolved from the rocks through which rain water flows. Hardness is expressed as the equivalent amount of calcium carbonate in parts per million (mg/l). Hard water 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 undertaker's website.

Water hardness can be expressed in various indices for example the hardness settings for dishwashers are commonly expressed in Clark's degrees, but check with the manufacturer as there are also other units. The following table explains how to convert mg/l calcium and mg/l calcium carbonate classifications.

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

Q3.6

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



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

N/A

Severn Trent Water
PO Box 5310
Coventry
CV3 6SD

Tel: 0345 7500 500 For Billing Enquiries only
Tel: 0345 7090 646 For Metering Enquiries only
Tel: 0115 971 3550 For Search Enquiries only

<http://www.stwater.co.uk>

Question 4.1.1

Q4.1.1

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



The Sewerage Undertakers for the area are:

See Answer

Severn Trent Water
PO Box 5310
Coventry
CV3 6SD

Tel: 0345 7500 500 For Billing Enquiries only
Tel: 0345 7090 646 For Metering Enquiries only
Tel: 0115 971 3550 For Search Enquiries only

<http://www.stwater.co.uk>

Question 4.1.2

Q4.1.2

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



The Water Undertakers for the area are: Severn Trent Water

See Answer

PO Box 5310
Coventry
CV3 6SD

Tel: 0345 7500 500 For Billing Enquiries only
Tel: 0345 7090 646 For Metering Enquiries only
Tel: 0115 971 3550 For Search Enquiries only

<http://www.stwater.co.uk>

Question 4.2

Q4.2

Who bills the property for sewerage services?

The property is not billed for sewerage services.



N/A

Question 4.3

Q4.3

Who bills the property for water services?

The property is billed for water services by:



See Details

Severn Trent Water
PO Box 5310
Coventry
CV3 6SD

Tel: 0345 7500 500 For Billing Enquiries only
Tel: 0345 7090 646 For Metering Enquiries only
Tel: 0115 971 3550 For Search Enquiries only

<http://www.stwater.co.uk>

If your property was built after April 1989 you will be paying for water services on a measured basis. Householders that opted, at their present address, for a meter before 1 April 1996 can revert to paying by rateable value provided that the property still has a valid rateable value. Householders that opted, at their present address, for a meter after 1 April 2000 can revert to paying by rateable value at any time prior to the twelve month anniversary of the meter having been installed or 30 days after receipt of a second measured bill, provided that the property still has a valid rateable value. Properties that have a swimming pool or use an automatic garden watering device (i.e. a hosepipe not held in the hand) must be metered. Household measured bills are sent half yearly. All non-households are required to be metered.

Question 4.4

Q4.4

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

The charges are based on the rateable value of the property of 126.00 and the charge for the current financial year is £147.37.



Unmeasured

Guidance Notes

Water and Sewerage Companies full charges are set out in their charges schemes which are available from the Company free of charge upon request. The Company may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water for watering the garden, other by hand (this includes the use of sprinklers) or automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.

Question 4.5

Q4.5

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



See Details

The undertaker has the power to install a water meter at a property as a consequence of a change of occupation at any time under Section 144B of the Water Industry Act (1991). However there will be no change in the current charging arrangements as a consequence of a change of occupation.

[Guidance Notes](#)

Water and Sewerage Companies full charges are set out in their charges schemes which are available from the Company free of charge upon request. The Company may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water for watering the garden, other than by hand (this includes the use of sprinklers) or automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.

Appendix 1

Terms and Expressions in this Report

'**the 1991 Act**' means the Water Industry Act 1991[61];

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

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

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

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

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

'**calendar year**' means the twelve months ending 31st December;

'**discharge pipe**' means a pipe which discharges are made or are to be made under Section 165(1) of the 1991 Act;

'**disposal main**' means (subject to section 219(2) of the 1991 Act) any outfall pipe or other pipe which - (a) is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a Sewerage Undertaker or of any other person; and (b) is not a public sewer;

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

'**effluent**' means any liquid, including particles of matter and other substance in suspension in the liquid;

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

'**lateral drain**' means - (a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or (b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under Section 102 of the 1991 Act or in an agreement made under Section 104 of that Act[65];

'**licensed water supplier**' means a company which is the holder for the time being of a water supply license under Section 17A(1) of the 1991 Act[66];

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

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

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

'**public sewer**' means, subject to Section 106(1A) of the 1991 Act[68], a sewer for the time being vested in a Sewerage Undertaker in its capacity as such, whether vested in that Undertaker - (a) by virtue of a scheme under Schedule 2 to the Water Act 1989[69]; (b) by virtue of a scheme under Schedule 2 to the 1991 Act[70]; (c) under Section 179 of the 1991 Act[71]; or (d) otherwise;

'**public sewer map**' means the map made available under Section 199(5) of the 1991 Act[72];

'**resource main**' means (subject to Section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of- (a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or (b) giving or taking a supply of water in bulk;

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

'**Sewerage Undertaker**' means the company appointed to be the Sewerage Undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated;

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

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

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

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

'**water supply zone**' in relation to a calendar year, means the names and areas designated by a Water Undertaker within its area of supply that are to be its water supply zones for that year,

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

In this Report, references to a pipe, including references to a main, a drain or a sewer, shall include references to a tunnel or conduit which serves or is to serve as the pipe in question and to any accessories for the pipe.

Residential Drainage and Water Search Complaint Procedure

As a minimum standard Severn Trent Searches, PO Box 10155, Nottingham, NG1 9HQ:

Will endeavour to resolve any telephone contact or complaint at the time of the call. However, if that isn't possible, we will investigate and research the matter in detail and provide a written response within 5 working days of receipt of your complaint.

Depending on the scale of investigation required, we will keep you informed of the progress and update you with new timescales if necessary.

If we fail to give you a written substantive response within 5 working days Severn Trent Searches will compensate our client the original fee paid for a Severn Trent CON29DW Drainage and Water enquiry, regardless of the outcome of your complaint.

If we find your complaint to be justified, or we have made any errors that substantially change the outcome in your search result, we will automatically refund the search fee to the ordering party. We will provide them with a revised search and also undertake the necessary action, as within our control, to put things right as soon as practically possible. Customers will be kept informed of the progress of any action required.

If the search takes us longer than 10 working days to complete and we have not communicated the reasons for the delay we will provide the search free of charge.

A complaint will normally be dealt with fully within 20 working days of the date of its receipt. If there are valid reasons for the consideration taking longer you will be kept fully informed in writing or via telephone or email, as you prefer, and receive a proposed solution or final response at the very latest within 40 working days.

If you are still not satisfied with our response or action we will refer the matter to a Senior Manager/ Company Director for resolution. At your request we will liaise with a representative acting on your behalf.

If you are not satisfied with the resolution offered in the final response or the timescale* within which the final response or proposed solution was issued, you may refer the complaint to an independent body of your choice. We will co-operate fully with the independent adjudicator during the consideration of a complaint and comply with any decision.

*40 working days

Complaints should be sent to:
Customer Services
Severn Trent Searches
PO Box 10155, Nottingham, NG1 9HQ.
Tel: 0115 971 3550
Email: enquiries@severntrentsearches.com

The Transfer

The private sewer transfer occurred in October 2011, and was designed to bring the majority of private sewers in England and Wales into public ownership.

Drains, lateral drains and sewers - definitions

A drain is a disposal pipe serving a single property or properties (such as flats) within a single curtilage. A lateral drain is any section of that drain which extends beyond the curtilage of the property. A sewer is a disposal pipe serving two or more separate properties. Full legal definitions of these terms can be found in Appendix 1.

Assets transferred into public ownership

The majority of all sewers and lateral drains that were connected to the public system prior to 1st July 2011 transferred into public ownership on 1st October 2011. Water companies were given five years to identify and adopt private pumping stations and associated apparatus, ending in October 2016.

Assets not transferred into public ownership

Some assets were excluded from the transfer, including:

Any assets not connected prior to 1st July 2011. These will transfer under a secondary scheme at a later date.

Drains within the boundary of the property they serve.

Sewers on Crown Land (such as prisons) where notice has been received from the relevant authority that the sewers should be exempt.

Sewers owned by Railway Authorities.

Sewers and drains which do not discharge to the public system, such as Sustainable Drainage Systems.

Drainage systems contained within a single property curtilage (e.g. retail parks, caravan parks).

Private Pumping stations and associated pressurised mains which serve one property.

Sewers where the owner successfully appeals to OFWAT to retain ownership (see below).

Private treatment works, septic tanks and cesspits.

Appeals

Any owner of a private sewer, lateral drain or pumping station had the right to appeal of OFWAT to retain ownership. These had to be lodged before 30th September 2011* OFWAT then determined whether the asset in question should be exempt from the transfer. During the appeal process, assets remained private.

*Appeals process differs slightly for pumping stations, Visit OFWAT's website for more details (ofwat.gov.uk).

Procedures for new sewers

The Flood and Water Management Act 2010

Once Section 42 of the Flood and Water Management Act 2010 comes into force, adoption of all new sewers which connect to the public network will be mandatory. A new national Mandatory Build Standard will also be introduced specifying the standards to which new sewers must be built.

Issues for property owners

Liability

Since the transfer, the majority of property owners have a greatly reduced liability for repairs to the drainage system. Should the search indicate the property is not connected to mains drainage or that there are no public assets nearby, it is recommended that further investigations be made into the drainage arrangements, as the property owner may have a substantial liability.

Sewers within property boundaries

The transfer resulted in a greater number of public sewers and lateral drains within property boundaries, many of which are not plotted on the Public Sewer Map. Property owners need to be aware that Severn Trent Water have statutory rights of access to land where their assets are located should they need to access the mains.

There are also formerly private sewers which have been built over without the Sewerage Undertaker's consent. Providing normal planning procedures were followed, this should not present any significant issues, although property owners need to be aware that the Sewerage Undertaker may need to access the sewer.

Developing Properties

Building over or close to a public asset requires consent from Severn Trent Water. This includes transferred private sewers and lateral drains within property boundaries. Full details can be found on the Severn Trent Water website. Should you wish to develop a property, Severn Trent Searches are able to arrange a survey of both private and public drainage systems. This survey meets the required standard to accompany an application to build over or close to a public sewer made to Severn Trent Water.

What to do if there is a blockage in the Sewer within the property boundary

If there is a problem with a pipe within the property boundary, the occupier should call Severn Trent Water on 0800 783 4444. The Sewerage Undertaker will then decide whether this is a private matter or if they are responsible. The Sewerage Undertaker may charge the homeowner for clearing a blockage etc for which they are not responsible. Any works needed would be agreed beforehand.

Section 104 sites

The transfer applied to sites undergoing adoption under Section 104 of the Water Industry Act (1991). However, some assets on these sites, such as pumping stations, sewers connected after July 2011 and surface water sewers not connecting to the public system, were not included in the transfer. In these circumstances the search will continue to show a Section 104 agreement in place.

Sewers and lateral drains within property boundaries

Because private sewers were not previously required to be recorded on the public sewer records there are circumstances when we are unable to confirm the location of transferred sewers. On these occasions, the CON29DW report will advise as to whether there is likely to be a public asset within the boundary.

Proximity of sewers to the property

The majority of properties - particularly within urban areas - will have public sewers within 100 feet (30.48 metres). In the case of transferred assets not being shown on public sewer record, there will be occasions when we are unable to confirm this. In these circumstances we will advise whether there are likely to be assets in close proximity to the property. The absence of nearby public sewers could result in a property owner having a substantial liability for repairs to the drainage system.

Building over public sewers

A number of formerly private sewers have been built over and are now the responsibility of Severn Trent Water. Although the search will highlight whether there has been a build over enquiry to Severn Trent Water, this will only apply to sewers which were public at the time of development.

Sewer flooding

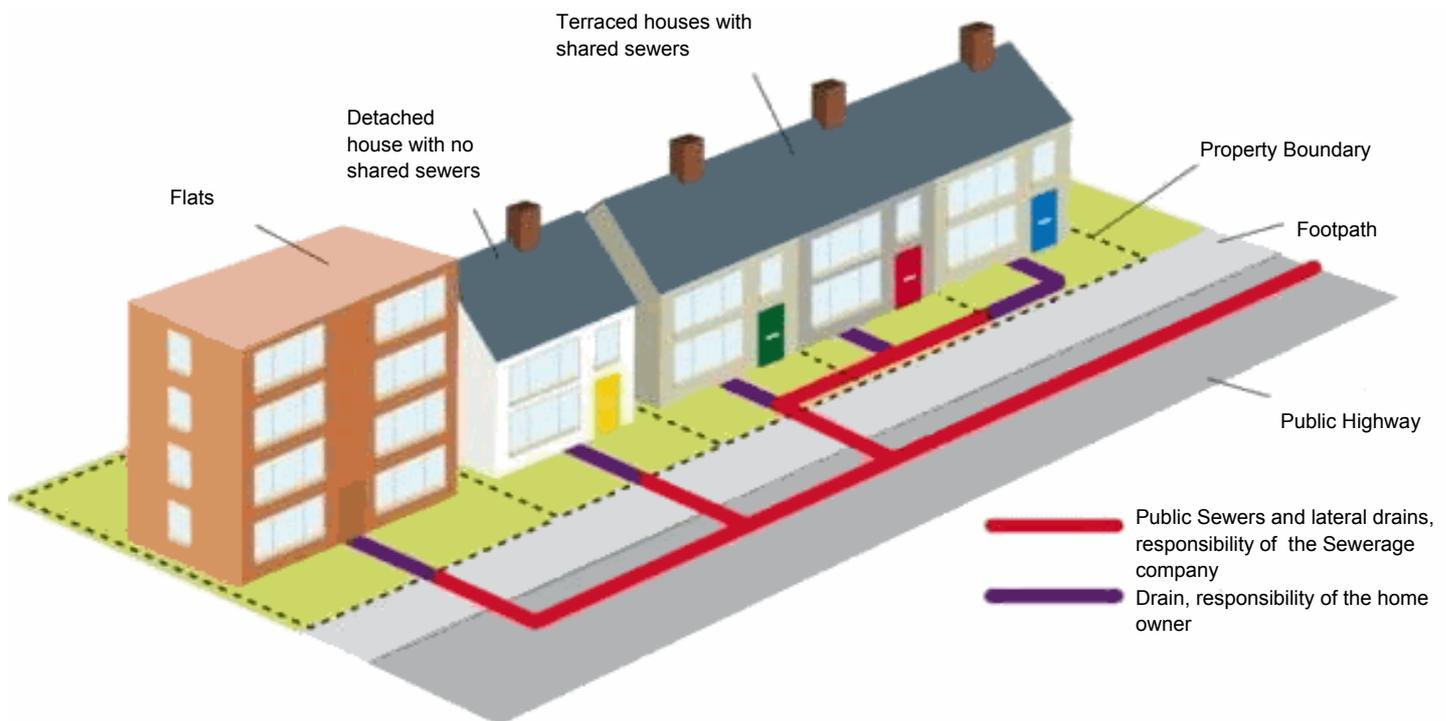
Whilst the search will still report the risk of sewer flooding to a property, following the transfer there is the possibility of sewer flooding from transferred sewers which will not have been previously recorded. The register will be updated as and when there is an occurrence.

Pumping Stations

The search indicates whether a transferred pumping station is located either within a property boundary, or within 50 metres of the property. Transferred pumping stations - which will not always have been built to Severn Trent Water's standards - initially require regular inspection and maintenance, which may prove disruptive. On occasion, there may be private pumping stations of which we are unaware. In these instances, please contact Severn Trent Water on 0800 783 444 or email privatepumpingstations@severntrent.co.uk

Typical Examples

This diagram reflects some common scenarios following the sewer transfer.



Terraced Properties

It is common for terraced properties to have a public sewer passing within the property boundary. There are some exceptions, such as an end terrace upstream of neighbouring properties as the section of drain will only serve that one property and so will remain private. Besides the situation shown in the diagram, a common alternative arrangement is for terraced houses to be served by a shared sewer to the rear which may also run in passageways between properties to join the main sewer in the highway.

Semi-detached

The majority of semi-detached properties are connected to the public sewer via a shared connection. The section of drain which serves both properties is now public. Typically, the public sewer will be within the boundary of the property which is downstream on the drainage system as most sewers work on a gravity system.

Detached Properties

It is common for most detached properties to be connected to the public sewer via a direct connection. Therefore, for many detached properties it is unlikely that assets within the boundary of the property will have transferred. But the individual drainage arrangements at a specific property should be checked if details are required.

Flats/Apartments

Any shared drainage systems within a property curtilage remain private. This means with flats, only drains and sewers outside the boundary have transferred.

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 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 (unless it is for a Residential Multisite CON29DW Drainage & Water Enquiry) 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 (save that which is identified in clause 2.3.7) 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 (in accordance with paragraph 3.5);

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 the position and depth of any Apparatus shown on any maps attached to the Report is approximate, and is intended as a general guide only and no warranty as to its correctness is given or implied and the Company shall have no liability for any inaccuracy in respect of the position of the Apparatus shown on any map. The exact positions and depths should be obtained by excavation trial holes and the maps must not be relied on in the event of excavation or other works made in the vicinity of the Apparatus.

2.3.7 subject to the terms of this agreement, the Company is not liable to the Customer or the Client where the report does not provide details about the private sewers, drains, lateral drains, pumping stations and any associated apparatus that have transferred into the Undertaker and/or Partnership Undertaker's and/or the Third Party Undertaker's ownership as a direct result of the 'The Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011' and which are not shown on the public sewer record at the point at which the search was completed.

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.

3. Limitation of Liability

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

3.1.1 for personal injury or death resulting from the Company's negligence;

3.1.2 for any matter for which it would be illegal for the Company to exclude or to attempt to exclude its liability;

3.1.3 for fraud or fraudulent misrepresentation;

3.1.4 for breach of its obligations arising under Section 2 Supply of Goods and Services Act 1982; or

3.1.5 arising under Section 2(3) Consumer Protection Act 1987.

3.2 Subject to paragraph 3.1 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:

3.2.1 any inaccuracy or error in the Report based on incomplete or inaccurate information supplied by the Customer and/or the Client;

3.2.2 any use of the Report by the Customer for any purpose other than the Purpose;

3.2.3 any inaccuracy or error in information provided by any Third Party Undertaker; or

3.2.4 any change in the location and connection of existing drainage and/or water services at the Property after the date stated in the Report.

3.3 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.

3.4 Where the Customer sells this Report to a Client under its own name or as a reseller of the Company (other than in the case of a bona fide legal adviser recharging the cost of the Report as a disbursement) the Company shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty, restitution or otherwise at all) be liable to the Customer for any loss (whether direct, indirect or consequential loss (all three of which terms include without limitation, pure economic loss, loss of profit, loss of business, depletion of goodwill and like loss)) or damage whatsoever caused in respect of the Report or any use of the Report or reliance placed upon it and the Customer shall indemnify and keep indemnified the Company in respect of any claim by the Client that the Company may incur or suffer.

3.5 Where the Property falls within a geographical area where two or more different Undertakers provide water and sewerage services, the Company shall use extracts from reports provided by Third Party Undertakers in respect of the part of the Property that falls within the provision of services by Third Party Undertakers and such information shall not be produced specifically for the Company ("Third Party Information"). Liability for accuracy of the Third Party Information used for the purpose of the Report will remain with that Third Party Undertaker and is subject to the Third Party Undertakers' terms and conditions of supply of such reports. The Company gives no warranty as to the correctness, accuracy or completeness of the Third Party Information and provided that the Company reproduces the Third Party Information in the Report correctly, the Company excludes all liability (whether for breach of contract, negligence or any other tort, under statute or statutory duty, restitution or otherwise) for any Third Party Information, subject to clause 3.1 and 3.2

4. Copyright and Confidentiality

4.1 The Customer acknowledges and where the Customer is not the Client, the Customer shall procure that the Client acknowledges that the Report is confidential to the Customer and/or the Client and may only be used by the Customer and/or the Client for the Purpose and the proper performance of these Terms.

4.2 The copyright and any other intellectual property rights in the Report shall remain the property of the Company. No intellectual or other property rights are transferred or licensed to the Customer or the Client except to the extent expressly provided in these Terms. The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose not anticipated by the Report.

4.3 The Customer and the Client are entitled to make copies of the Report for the Purpose but may only copy Ordnance Survey mapping or data contained in or attached to the Report if it has an appropriate licence from the originating source of that mapping or data.

4.4 The Customer agrees and where the Customer is not the Client, the Customer shall procure that the Client agrees, (in respect of both the original and any copies made) to respect and not to alter any trademark, copyright notice or other property marking which appears on the Report.

4.5 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.

4.6 The Customer agrees and where the Customer is not the Client, the Customer shall procure that the Client agrees to indemnify and keep indemnified the Company against any losses, costs, claims and damage suffered by the Company as a result of any breach by either of them of the terms of paragraphs 4.1 to 4.4 inclusive.

4.7 The obligation to procure the compliance of the Client to the obligations set out in this paragraph 4 and in paragraph 6.5 shall not apply to Customers who are bona fide legal advisers recharging the cost of the Report to the Client as a disbursement.

5. Payment

5.1 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.

6. General

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

6.2 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.

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

6.4 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.

6.5 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 6.5 will exclude any liability which one party would otherwise have to another party in respect of any statements made fraudulently.

6.6 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.

Severn Trent Searches is a trading name of Severn Trent Property Solutions. Registered in England and Wales no.2562471 Registered office, Severn Trent Centre, 2 St John's Street, Coventry, CV1 2LZ.

REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

Applicant: Searchpoint
1 Trinity Place, Midland Drive
Sutton Coldfield
B72 1TX

Search Reference: SS/18_03698
NLIS Reference:
Date: 28-Aug-2018

Property: Sixswaths
Ludlow Road
Clee Hill
Ludlow
Shropshire
SY8 3PE

**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.

Standard Enquiries of Local Authority

PLANNING AND BUILDING REGULATIONS

1.1 Planning and building decisions and pending applications

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

(a) a planning permission

Reference: SS/1/3633/P/
Erection of a replacement private garage
Sixswaths
Ludlow Road
Clee Hill
Shropshire
SY8 3PE

Date Decision Issued : 22/07/1993
Decision :Permit subject to Conditions

Reference: SS/1976/585/P/
Erection of an extension to existing dwellinghouse.
Sixswaths
Ludlow Road
Clee Hill
Shropshire
SY8 3PE

Date Decision Issued : 11/02/1977
Decision :Refuse

(b) a listed building consent

None

(c) a conservation area consent

No

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

None

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

No

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

None

(g) a heritage partnership agreement

None

(h) a listed building consent order

None

(i) a local listed building consent order

None

(j) building regulations approval

None

(k) building regulation completion certificate and

None

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

None - no record

Informative

No copy documents available from Building Control for notifications received via the Competent Persons Schemes. Please contact the relevant Governing Body.

(1) This reply does not cover other properties in the vicinity of the property.

(2) As from 1 April 2002 the installation of a replacement window, rooflight 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 the Fenestration Self-Assessment Scheme by the Glass and Glazing federation.

(3) Since 1st April 2002 a number of competent persons schemes have been introduced and certified by a person or persons registered under the relevant scheme. For further information please contact: Building Control Department, Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Please note planning history from 1st April 1974 only has been shown. If earlier history is required, please contact your local Planning Department.

For the purposes of Building Regulations this reply covers records from 2002 to present date. If you require information prior to 2002 (Building Control only holds information for the last 15 years) an additional fee will be required, please contact Building Control direct for this service.

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?

CS1, CS6, CS17 Shropshire Core Strategy
CS4 Community Hubs And Community Clusters
CS5 - Countryside And Greenbelt
CS7 Communications And Transport
CS8 Facilities, Services And Infrastructure Provision
CS9 Infrastructure Contributions
CS11 Type And Affordability Of Housing
CS12 Gypsy And Traveller Provision
CS13 Economic Development, Enterprise And Employment
CS14 Managed Release Of Employment Land
CS15 Town And Rural Centres
CS16 Tourism, Culture And Leisure
CS18 Sustainable Water Management
CS20 Broad Locations - Sand And Gravel
CS20 Mineral Safeguarding Areas - Coal
MD4. Managing Employment Development
MD 1. Scale And Distribution Of Development

MD2. Sustainable Design
MD3. Delivery Of Housing Development
MD5. Sites For Sand And Gravel Working
MD7a. Managing Housing Development In The Countryside
MD7b. General Management Of Development In The Countryside
MD8. Infrastructure Provision
MD9.1 Hierarchy Of Existing Employment Areas
MD10b. Town And Rural Centre Impact Assessments
MD11. Tourism Facilities And Visitor Accommodation
MD12. The Natural Environment
MD13. The Historic Environment
MD14. Waste Management Facilities
MD15. Landfill And Landraising Sites
MD16. Mineral Safeguarding
MD17. Managing The Dev And Operation Of Mineral Sites
S10.3 Ludlow Area Wide Policies

Informative

This reply reflects the Policies or Proposals in any existing Development Plan and in any formally Proposed Alteration or Replacement Plan, but does not include additional guidance or clarification contained in Planning Guidance Notes.

This reply reflects policies and proposals in any adopted Development Plan and in any Development Plan Document which has been formally submitted for examination, but does not include additional guidance contained in planning guidance notes or Supplementary Planning Documents.

We do not take responsibility for providing up to date detailed flooding information. Flooding information is provided by the Environment Agency who should be contacted about flooding generally. Enquiries should be made to:

Environment Agency, Riversmeet House, Northway Lane, Newtown Industrial Estate, Tewksbury, GL20 8FD. Tel: 08708506506

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

A4117 LUDLOW ROAD - YES

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

No

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

No

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

No

Informative

If a road, footpath or footway is not a highway, 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, whether or not any existing or proposed highway directly abuts the boundary of the property.

An affirmative answer does not imply that the public highway directly abuts the boundary of the property.

The local authority cannot comment on the width of a highway, or whether or not any existing highway directly abuts the boundary of the property.

The local authority does not hold information on highway extents.

An affirmative answer to question 2.1(a) does not imply that the public highway directly abuts the boundary of the site. The additional information requested necessitates a site visit for which a fee of GBP 57.50 is required, payable in advance to Shropshire Council, together with an up-to-date plan, preferably scale 1:2500.

Public rights of way

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

Yes public footpath abuts property as shown on attached plan

Informative

A definitive map for Shropshire Council has a relevant date of 1st September 1965. However, a survey of all paths has not been completed and whilst this does not preclude the existence of unrecorded rights of way, the local authority is unaware of any claimed rights of way existing over the search site, if in doubt please contact the Mapping and Enforcement Team for further information.

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?

None

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?

None

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

None

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 the 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?

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.2 Land to be acquired for road works

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

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.3 Drainage matters

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

The property may be served by a surface water drainage system that accords with any planning permissions that are referenced in the response to Question 1.1 above and will be detailed in the conditions of any such permission. Depending on the time of construction, it may or may not be a SUDS.

(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?

No. It is advised, however, that separate enquiries be made to ascertain whether or not the property is served by a privately maintained SUDS for which there is a charge.

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

A Private SUDS management company. If the SUDS discharge to a public sewer there will also be a charge from the water and sewerage company.

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

No

(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

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
No

(ii) widening by construction of one or more additional traffic lanes
No

(d) the outer limits of:

(i) construction of a new road to be built by a local authority
No

(ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway
No

(iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes
No

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

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
No

(ii) construction of a roundabout (other than a mini roundabout)
No

(iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation
No

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?

No

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

Any rail side or associated infrastructure development would be a matter for Network Rail in the first instance rather than the Council. On behalf of Shropshire Council and its own forward plans, we can confirm that there are no proposals to deliver a railway, tramway, light railway or monorail service within the Local Authority boundary.

Informative

If the 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

No

(b) waiting or loading restrictions

No

(c) one way driving

No

(d) prohibition of driving

No

(e) pedestrianisation

No

(f) vehicle width or weight restriction

No

(g) traffic calming works including road humps

No

(h) residents parking controls

No

(i) minor road widening or improvement

No

(j) pedestrian crossings

No

(k) cycle tracks

No

(l) bridge building

No

Informative

In some circumstances, road closure orders can be obtained by third parties from magistrates courts or can

be made by the Secretary of State for Transport without involving the Council.

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.

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

Matters already entered on the Local Land Charges Register will not be revealed to in answer to this enquiry.

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

Answer from Planning: No

Answer from Building Control: No

(b) environment

No

(c) health and safety

No

(d) housing

No

(e) highways

No - None to my knowledge under the Highways Act (1980)

(f) public health

None

(g) flood and coastal erosion risk management

None

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.8 Contravention of building regulations

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

None as at date of search

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

No

(b) a stop notice

No

(c) a listed building enforcement notice

No

(d) a breach of condition notice

No

(e) a planning contravention notice

No

(f) another notice relating to breach of planning control

No

(g) a listed building repairs notice

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

No

(i) a building preservation notice

No

(j) a direction restricting permitted development

No

(k) an order revoking or modifying planning permission

No

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

No

(m) a tree preservation order

None

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

None

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

Shropshire Council adopted it's CIL charging schedule on 1 January 2012. This charging schedule can be viewed at [http://shropshire.gov.uk/planning-policy/what-is-the-community-infrastructure-levy-\(cil\)](http://shropshire.gov.uk/planning-policy/what-is-the-community-infrastructure-levy-(cil))

(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?

No

(ii) a notice of chargeable development?

No

(iii) a demand notice?

No

(iv) a default liability notice?

No

(v) an assumption of liability notice?

No

(vi) a commencement notice?

No

(c) Has any demand notice been suspended?

No

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

No

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

No

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

No

(g) Has a liability order been granted?

No

(h) Have any other enforcement measures been taken?

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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

No

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

No

3.12 Compulsory purchase

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

Answer from Planning: No

Answer from Highways: No

Answer from Land Charges: No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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

No

(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990

(i) a decision to make an entry

No

(ii) an entry
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

No

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 Council in whose area adjoining or adjacent 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?

No

Further information can be obtained by visiting the Council's website www.shropshire.gov.uk/housing.nsf/open/27453C07597A45098025755C004A6A9B or www.ukradon.org or telephoning the Council's Private Sector Housing Team on 0345 6789005

Informative

Further information can be obtained by visiting the Councils website www.shropshire.gov.uk/housing.nsf/open/27453C07597A45098025755C004A6A9B or www.ukradon.org or telephoning the Councils Private Sector Housing Team on 0345 6789005

*For new homes in England built in affected areas shown on the maps in the 1999 edition of BR211, the builder or building control body should know what type of radon protection has been provided. If the reply is positive (but not if the reply is negative) the following statement (Informative) applies:
Radon Affected Areas are designated by the National Radiological Protection Board. It is recommended that the level of radon gas should be measured in all properties within Radon Affected Areas. The present owner or (for a new property) the builder should be asked whether protective measures were incorporated in the construction of the property; whether radon levels have been measured in the property, whether the results were at or above the Action Level (prescribed by the NRPB) and if so whether remedial measures were installed and whether the radon levels were re-tested and confirmed the effectiveness of the measures. A guide containing further information about Radon Affected Areas is available from DEFRA Warehouse Publications, Admail 6000, London SW1A 2XX (TEL. 08459 556000, FAX 020 8957 5012) or from DEFRA Radioactive Substances Division, Zone 4/E7, Ashdown House, 123 Victoria Street, London SW1E.*

3.15 Assets of Community Value

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

(i) Is it listed as an asset of community value?
No

(ii) Was it excluded and placed on the 'nominated but not listed' list?
No

(iii) Has the listing expired?
No

(iv) Is the Local Authority reviewing or proposing to review the listing?
No

(v) Are there any subsisting appeals against the listing?
No

(b) If the property is listed:

(i) Has the Local Authority decided to apply to Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?

No

(ii) Has the Local Authority received a notice of disposal?

No

(iii) Has any community interest group requested to be treated as a bidder?

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

Disclaimer

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.

Disclaimer

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.

In the event of a complaint regarding this search result, please contact Local Land Charges, Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Telephone 01743 258716. Email land.charges@shropshire.gov.uk.

Full details of Shropshire Council's complaints procedure can be viewed on the Council's website at <http://www.shropshire.gov.uk>

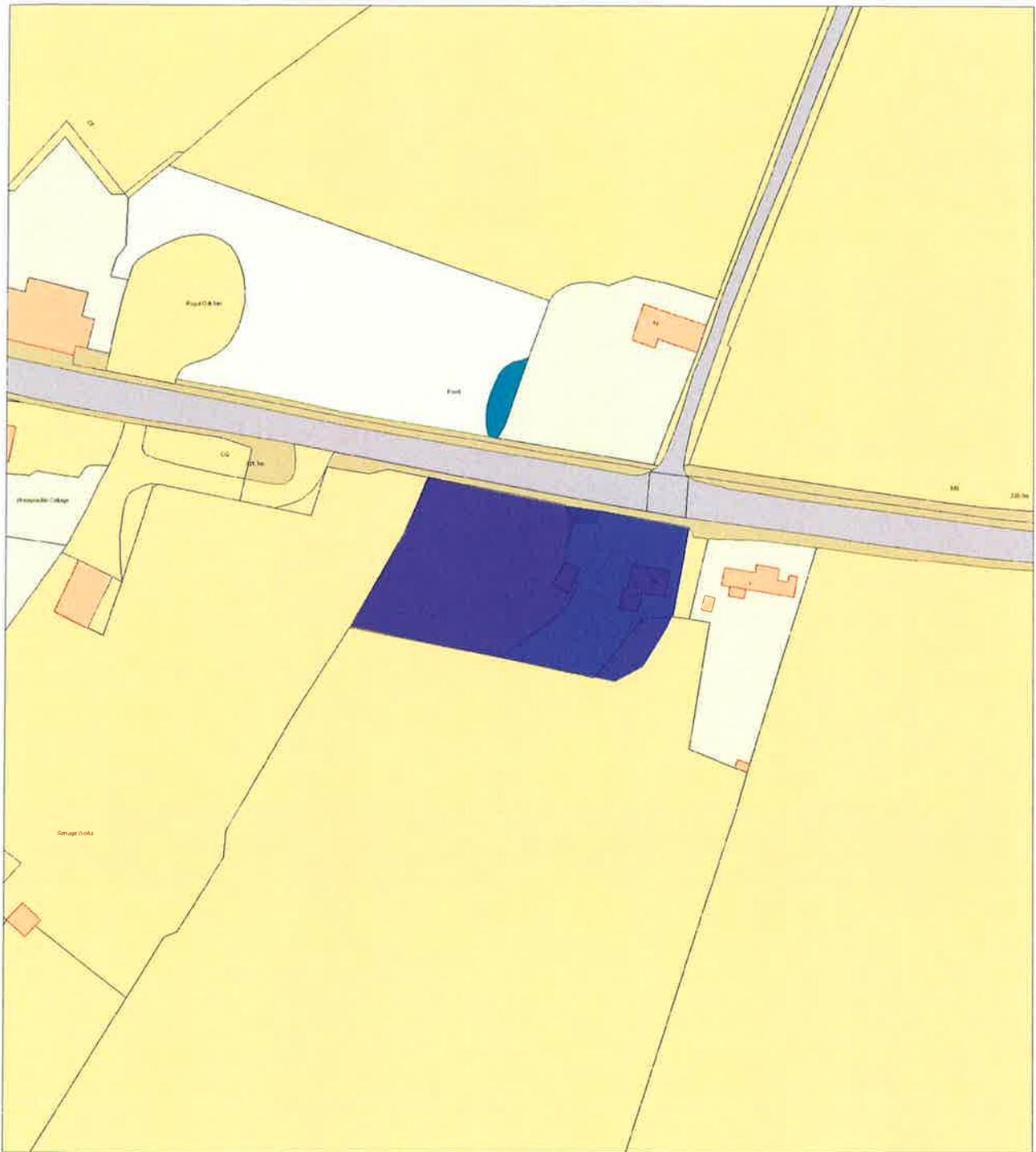
Shropshire Council

**Register of Local Land Charges
Schedule to Official Certificate of Search**

Part 3: Planning Charges (b) Other planning charges			
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
<p>Area of Special Control for Advertisements {Order made by the Salop County Council on December 13th, 1965 under Section 34 of the Town & Country Planning Act 1962 and Regulation 10 of the Town & Country Planning (Control of Advertisements) Regulations 1960 entitled the Salop County Council (Area of Special Control) Order 1965. The Order was approved with modifications by the Minister of Housing and Local Government on July 18th, 1967 and came into force on December 22nd, 1967. The Order was modified pursuant to the Town & Country Planning (Control of Advertisements) Regulations 1992 by the South Shropshire District (Area of Special Control) Modifications Order, 1996 and approved by the Secretary of State for the Environment on the 6th June 1997 and came into effect on 2nd July 1997.</p> <p>Registered: October 7th, 1968 (1965 Order), 2nd July 1997 (1996 Modification) }designated by virtue of Town and Country Planning Act 1990</p> <p>Reference SS/ASCARef:SS/ASCA TLC Ref: AD340487</p> <p>Sixswaths Ludlow Road Clee Hill Shropshire SY8 3PE</p> <p>Full Planning Application Decision: Permit subject to Conditions Dated: 22/07/1993 Erection of a replacement private garage</p>	<p>Development Control, Shirehall, Shrewsbury</p>	<p>Local Land Charges- The Guildhall, Frankwell Quay, Shrewsbury</p>	<p>25/01/2000</p>
	<p>Development Control South Shropshire, Ludlow</p>	<p>Development Control, Ludlow</p>	<p>22/07/1993</p>

Shropshire Council **Register of Local Land Charges**
Schedule to Official Certificate of Search

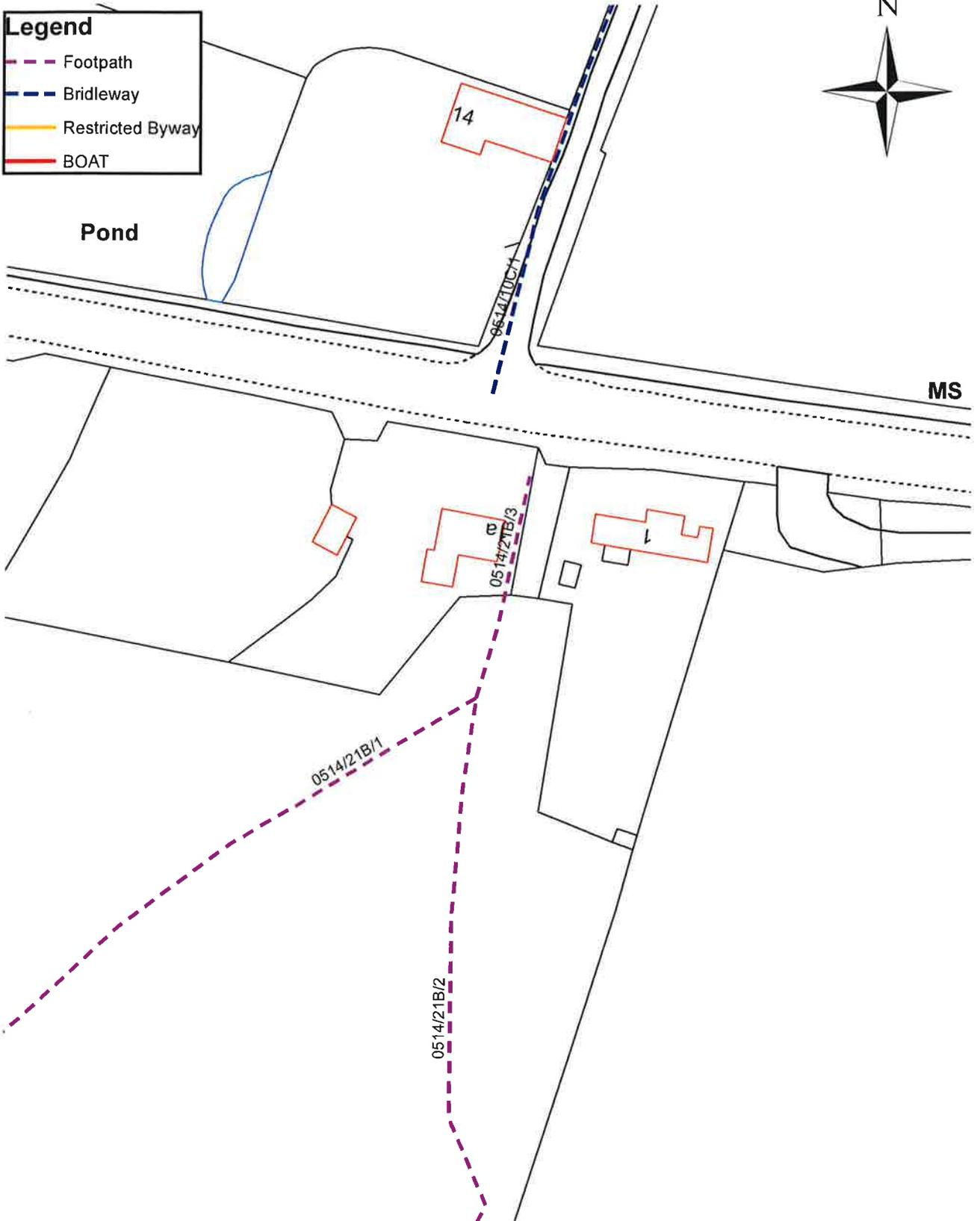
Part 3: Planning Charges			
Description of charge (including reference to appropriate statutory provision)	(b) Other planning charges		Date of Registration
	Originating Authority	Place where relevant documents may be inspected	
Application Number: SS/1/3633/P/ Town and Country Planning Act 1990 TLC Ref: AP138871			



Search Reference: SS/18_03698	Shropshire Council The Shire Hall Abbey Foregate Shrewsbury SY2 6ND 
Property Address: Sixswaths Ludlow Road Clee Hill Ludlow Shropshire	
Date: 28-Aug-2018	Scale: 1: 1250
This map is reproduced from Ordnance Survey material with the permission of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Shropshire Council 100049049. 2010	

Legend

-  Footpath
-  Bridleway
-  Restricted Byway
-  BOAT



This is not the legal definitive map. It is a working copy only. For information purposes only.



The Shirehall, Abbey Foregate
Shrewsbury, Shropshire, SY2 6ND

Scale: 1:750

(c) Crown copyright and database rights
Ordnance Survey 100049049, 2018
You are not permitted to copy, sub-licence,
distribute or sell any of this data to third
parties in any form.

Shropshire Council
The Shire Hall
Abbey Foregate
Shrewsbury
SY2 6ND



**REGISTER OF LOCAL LAND CHARGES
OFFICIAL CERTIFICATE OF SEARCH**

Search Reference: SS/18_03698
NLIS Reference:
Date: 28-Aug-2018
Applicant: Searchpoint

1 Trinity Place, Midland Drive
Sutton Coldfield
B72 1TX

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

Land: Sixswaths
Ludlow Road
Clee Hill
Ludlow
Shropshire
SY8 3PE

It is hereby certified that the search requested above reveals the 2 registrations described in the Schedule(s) hereto up to and including the date of this certificate.

A handwritten signature in black ink, appearing to read "Ian Kilby", written in a cursive style.

Ian Kilby, Development Services
For and on Behalf of Shropshire Council

