



AUCTION PACK

Lot 2 – Lyndale, Trewern, Welshpool, SY21 8EA

To be sold at Auction on 25th September 2026

at the Town Hall, Welshpool

at 12 noon

Sellers Agents: **Harry Ray & Company**

Sellers Solicitors: Harrisons Solicitors LLP

30 Broad Street

Welshpool

SY21 7RR

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Reference: JH

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CONTRACT

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

For conveyancer's use only

Buyer's conveyancer:

Seller's conveyancer:

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

The information above does not form part of the Contract

Date :

Seller : Gwyneth Ann Trevor-Jones selling as Personal
Representative of Dorothy Ada Humphreys

Buyer :

Property (freehold/~~leasehold~~) : Lot 2 - Lyndale, Trewern, Welshpool, SY21 8EA

Title number / root of title : Conveyance dated 21 September 1987 between (1) John Henry
Lloyd and Elsie Olive Lloyd and (2) Dorothy Ada Humphreys

Specified incumbrances : The Property is sold subject to and with the benefit of
the covenants, conditions, exceptions, reservations and
other matters contained or referred to in the Conveyance dated 21
September 1987 between (1) John Henry Lloyd and Elsie Olive Lloyd and (2)
Dorothy Ada Humphreys but excluding any financial charges.

Title guarantee (~~un~~limited) : Limited

Completion date :

Contract rate : The Law Society Rate

Purchase price :

Deposit :

Contents price (if separate) :

Balance :

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

WARNING

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

Signed

Seller/Buyer

STANDARD CONDITIONS OF SALE (FIFTH EDITION - 2018 REVISION)

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

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

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

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

[illegible]

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

Buyer's conveyancer's name:

E-mail address:*

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

Standard Conditions of Sale

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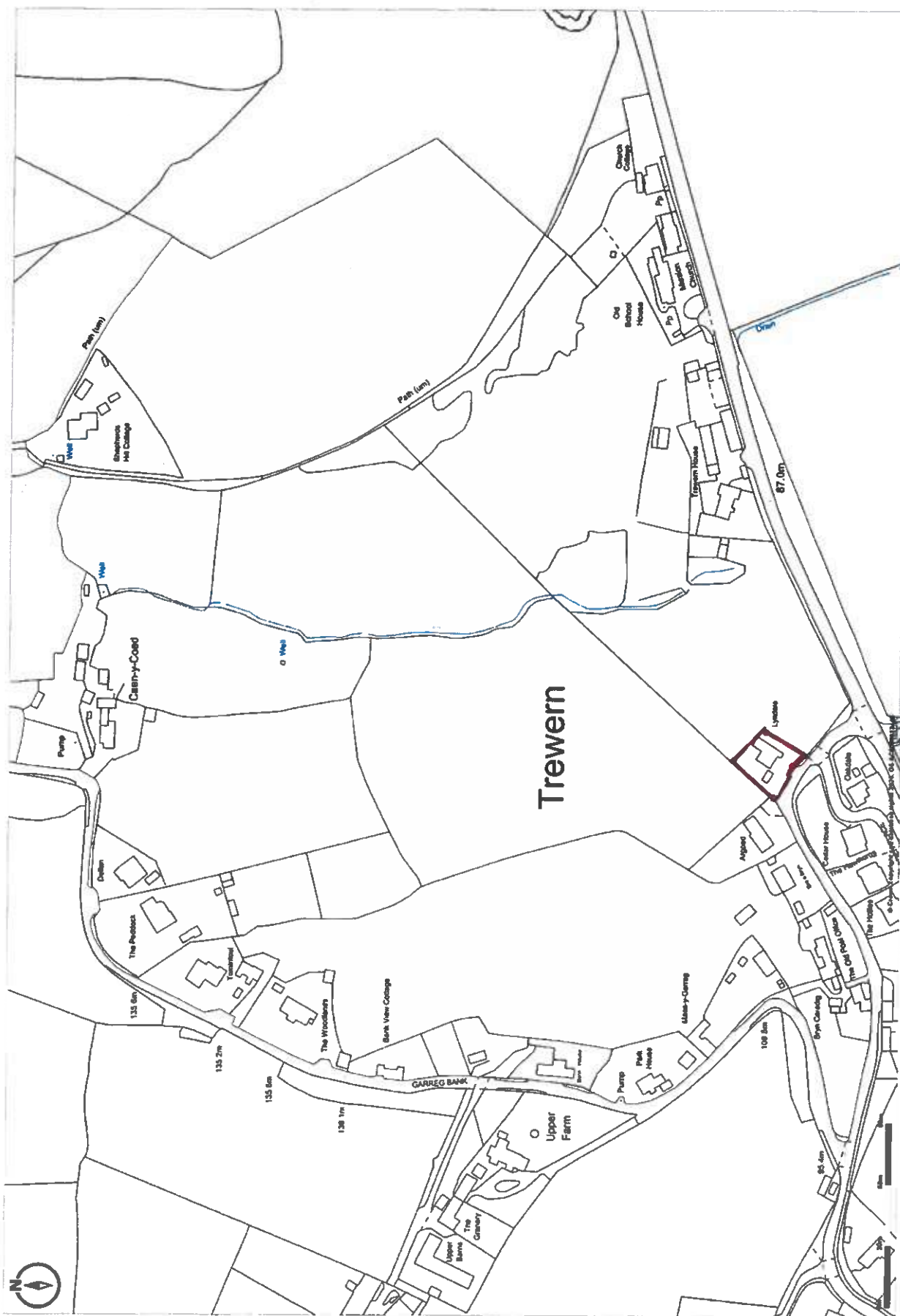
Rider

9. The Sellers title to the Property has been deduced to the Buyers Conveyancer before the date of this contract.
10. The Buyer is deemed to have full knowledge of the title and their Conveyancer is not entitled to raise any objection, enquiry or requisition in relation to it after the exchange of contracts.
11. With effect from exchange of this Contract, the Property is at the Buyers risk and the Seller is under no obligation to the Buyer to insure the Property
12. No damage to or destruction of the Property nor any deterioration in its condition, however, caused, shall entitle the Buyer either to any reduction of the Purchase Price or to refuse to complete or to delay completion.
13. Condition 2.3.6 of the Standard Conditions of Sale shall not apply. On the date of this Contract the Buyer will pay the deposit to the Seller's Conveyancer as agent by electronic payment. Electronic payment means in same day cleared funds from an account held in the name of the Buyer's Conveyancer at a clearing bank to an account in the name of the Seller's Conveyancer. If the deposit is not received by the Seller's Conveyancer on the date of this Contract interest will be payable at the Law Society Rate from the date of this Contract until it is received by the Seller's Conveyancer.
14. The Buyers premium is calculated at 1.2% (including VAT) of the purchase price.
15. Within 7 days of the date of this agreement the Buyers Conveyancer shall provide the Sellers Conveyancer with satisfactory evidence of the source of funds used to pay the Deposit.
16. The Buyer shall pay the sum of £487.70 (inclusive of VAT) to the Sellers Conveyancer on completion in payment of search fees incurred by the Seller
17. The Buyer agrees that completion can only be deemed to take place once the Sellers Conveyancer is in full receipt of all monies due from the Buyer (Deposit, Buyers premium, search fees and balance sale monies) in cleared funds.
18. The Transfer shall contain a covenant to observe and perform the covenants and conditions contained in the property and charges registers and the Buyer will indemnify the Seller against all actions, proceedings, damages, costs, expenses and

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

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

Lot 6



EPITOME OF TITLE

Relating to Lyndale, Trewern, Welshpool, Powys, SY21 8EA

Date	Document	Parties	Doc No	Copy or Original	Original Handed Over on Completion
21.09.1987	Conveyance	(1) John Henry Lloyd and Elsie Olive Lloyd (2) Dorothy Ada Humphreys	1		
14.10.1977	Legal Charge and vacating receipt	(1) George Rudolph Hausmann and Ethel Mary Hausmann (2) West Bromwich Building Society	2		
31.12.1957	Deed of Grant	(1) Margaret Ellen Evans (2) Jane Turner (3) Hilary Dorsett Owen	3		
21.08.1967	Deed of Grant	(1) Jane Turner (2) Eric Sorrill	4		
13.09.1948	Conveyance	(1) Personal Representatives of William Turner (2) Margaret Ellen Evans	5		
26.05.1952	Deed of Gift	(1) Jane Turner (2) Margaret Ellen Evans	6		
21.04.2015	Grant of Probate	Dorothy Ada Humphreys	7		
25.08.2026	Search of Index Map	98/G69VWNB	8		
21.08.2026	Land Charges Search	033752236D	9		

DATED

11th September

1987

MR JOHN HENRY LLOYD AND MRS ELSIE OLIVE LLOYD

to

MRS DOROTHY ADA HUMPHREYS

CONVEYANCE

Relating to Lyndale Trewern
near Welshpool Powys

Messrs. Brierley & Hudson
Solicitors
4th Floor Telegraph House
Baillie Street
Rochdale

RECEIVED
6 OCT 1987
FINANCE ACT 1931

£340
as
my

THIS ~~CONVEYANCE~~ is made the 1st day of

September 1987 BETWEEN JOHN HENRY LLOYD and
ELSIE OLIVE LLOYD (his wife) both of Min-Y-Nant Trewern Welshpool
Powys (hereinafter called "the Vendors") of the one part and
DOROTHY ADA HUMPHREYS of Seven Oaks Trewern Welshpool Powys
Widow (hereinafter called "the Purchaser") of the other part

WHEREAS the Vendors are seised of the property hereinafter
described in fee simple in possession subject as hereinafter
mentioned but otherwise free from encumbrances and have agreed with
the Purchaser for the sale thereof to her at the price of
THIRTY FOUR THOUSAND POUNDS (£34,000.00)

NOW THIS DEED WITNESSETH as follows :-

1. IN pursuance of the said agreement and in consideration of
the said sum of £34,000.00 paid to the Vendors by the Purchaser
(the receipt of which sum the Vendors hereby acknowledge) the
Vendors as Trustees hereby convey unto the Purchaser ALL THAT
messuage or dwellinghouse with the garden and hereditments thereunto
belonging known as Lyndale situate at Trewern near Welshpool Powys
all which premises are for the purpose of identification only
delineated and coloured pink on the plan annexed to a Conveyance
(hereinafter called "the Conveyance") dated the 14th day of October
1977 and made between Doris Millington of the one part and George
Rudolph Hausman and Ethel Mary Hausman of the other part TO HOLD
the same unto the Purchaser in fee simple subject to but with the
benefit of the rights and covenants relating to water supply and
sewage disposal contained in the Deeds of Grant referred to in the

Conveyance and subject also to the covenants relating to fencing referred to in the Conveyance

2. WITH the object of affording to the Vendors a full indemnity in respect of any breach of covenant and condition as to fencing previously referred to herein but not further or otherwise the Purchaser hereby covenants with the Vendors that the Purchaser and her successors in title will henceforth observe the said covenants and conditions so far as the same affect the premises hereby conveyed and are still subsisting and capable of taking effect and will indemnify the Vendors against all actions claims and liability in respect thereof as far as aforesaid

I N W I T N E S S 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 JOHN HENRY LLOYD and ELSIE)
OLIVE LLOYD in the presence of :)

John Henry Lloyd
Elsie Lloyd

Clerk with Emrys Jones & Co
Solicitors, 3 Broad Street,
Welshpool, Powys.

SIGNED SEALED AND DELIVERED by the)
said DOROTHY ADA HUMPHREYS in the)
presence of :)

Dorothy Ada Humphreys
Dennis Everett
Solicitor & Notary
Rochdale

Legal Charge to West Bromwich Building Society

THE DATE	The <i>fourteenth</i> day of <i>October</i> one thousand nine hundred and Seventy seven
THE PARTIES: THE BORROWER	GEORGE RUDOLPH HAUSMANN and ETHEL MARY HAUSMANN
THE SURETY (IF ANY)	
THE LENDER	WEST BROMWICH BUILDING SOCIETY duly incorporated under the Building Societies Act 1874 whose Chief Office is at 321 High Street West Bromwich in the County of Stafford
THE SECURITY	ALL THAT messuage or dwellinghouse and garden known as "LYNDALE" situate at Trewern in the Parish of Buttington in the County of Powys All which premises are for the purposes of identification only coloured and delineated pink on the plan annexed to a Conveyance of even date and made between Doris Millington of the one part and the Borrowers of the other part
	This Charge secures further advances (see Clause 5(k) but does not oblige the Lender to make them
	H.M. LAND REGISTRY
	ENTRY/CHARGE No.
	REGISTERED ON
THE ADVANCE	THREE THOUSAND Pounds £ 3,000
THE INTEREST RATE	TEN Pounds Pence per centum per annum 10.50 % and FIFTY
THE REPAYMENTS	FORTY THREE Pounds Pence per calendar month £ 43.10 and TEN
NAME AND ADDRESS OF SOLICITORS: FOR BORROWER	MESSRS. DELWYN WILLIAMS & CO FRONDEG, GUILDFIELD, WELSHPOOL, POWYS
FOR LENDER	MESSRS. DELWYN WILLIAMS & CO FRONDEG, GUILDFIELD, WELSHPOOL, POWYS

This Legal Charge is made the day and year indicated on Page 1 hereof between the parties there described.

1. Unless the context of this deed otherwise requires the following expressions and any word substituted for them shall have the following meanings:—

“the Borrower”—all persons so designated on Page 1 hereof and everyone deriving title under them

“the Surety”—all persons so designated on Page 1 hereof and their personal representatives

“the Lender”—the incorporated body so designated on Page 1 hereof and its successors and assigns

“the Security”—the property described on Page 1 hereof

“the Advance”—the amount mentioned on Page 1 hereof

“the Interest Rate”—the rate per centum per annum mentioned on Page 1 hereof

“the Repayments”—the calendar monthly repayments mentioned on Page 1 hereof

“the Planning Acts”—the Town and Country Planning Acts 1947 to 1962 and any statutory modification thereof and addition thereto

“the Planning Authority”—the Local Planning Authority as defined in the Planning Acts

“Related Rights”—the benefit of any obligation or security for making providing improving or paying for any roads sewers drains walls or other surfaces or amenities and of any other obligation security right or indemnity affecting or concerning the Security or sums that under any statute or law or insurance or contract whether as of right or ex gratia or otherwise may be or become payable in respect of the Security or any damage or injury thereto or depreciation thereof

2. (a) The Borrower is seized of or otherwise entitled to the Security free from incumbrances

(b) The Borrower has applied to the Lender for the Advance on the Security which the Lender has agreed to make on the terms hereinafter contained with interest at the Interest Rate

(c) The Lender has agreed to make the Borrower a borrowing member of the Lender

3. This Legal Charge witnesses that in pursuance of the said agreement and in consideration of the Advance now paid by the Lender out of its funds to the Borrower (the receipt of which the Borrower hereby acknowledges) the Borrower as Beneficial Owner hereby charges by way of Legal Mortgage the Security with the payment to the Lender of all moneys intended to be secured or herein covenanted to be paid and upon such payment the Lender will duly discharge this security at the request and cost of the Borrower

4. For the consideration aforesaid the Borrower hereby covenants with the Lender:—

(a) to repay to the Lender the Advance together with any other advance made under the provisions of Clause 5(k) hereof with interest at the Interest Rate (as well after as before any judgment) by the Repayments the first of which shall become due on the date hereof and subsequent repayments on the same date in each succeeding calendar month provided that in any month in which there shall be no such date the Repayment for that month shall fall due on the last day thereof

(b) to pay all such other subscriptions interest fines and payments as according to the rules of the Lender for the time being in force or by this Legal Charge (whichever may be the greater) may become payable in respect of the Advance or any part thereof

(c) to observe and perform all the rules and regulations of the Lender now or at any time in force affecting this Legal Charge or otherwise incumbent upon the Borrower as a member of the Lender

(d) to complete to the satisfaction of the Lender any building which may at any time be in course of erection on the Security

(e) to put and keep every building for the time being comprised in the Security in good and tenantable repair and condition to the satisfaction of the Lender

(f) not to permit the title to the Security or any part thereof to be registered under the Land Registration Acts 1925 and 1936 or any Act amending or re-enacting them without the consent in writing of the Lender unless at the date of this Legal Charge the Security or any part thereof shall have been registered or shall be compulsorily registrable

(g) not to make or cause or permit to be made any alteration or addition to the Security or change or cause or permit to be changed the user thereof within the meaning of the Planning Acts without the written consent of the Lender and if such consent shall be given:—

(i) to apply to the Planning Authority for the necessary permission on behalf of all persons interested in the Security

(ii) to indemnify the Lender against all proceedings costs expenses claims and demands whatsoever in respect of any such application

(iii) to produce such permission to the Lender within seven days of its receipt

(h) within seven days of the receipt of any notice or proposal for a notice or order or proposal for an order relating to the Security given made or issued by any competent authority under any statutory authority to produce the same to the Lender and without delay to take all reasonable and necessary steps to comply with such notice or order or proposal for a notice or order

(i) to comply in all respects with the Planning Acts and all statutory instruments and development plans made thereunder and with any existing or future Statute whether in respect of planning or any other matter bearing on the Security or relating to the Borrower as such and fully to indemnify the Lender in respect thereof

(j) to hold upon trust for the Lender any moneys received by the Borrower under any policy of insurance whether taken out by the Lender or not in respect of any loss or damage to the Security and not to effect or maintain any insurance of the Security without the consent in writing of the Lender

5. It is hereby agreed and declared as follows:—

(a) Interest at the Interest Rate shall be debited to the account of the Borrower in the books of the Lender on the thirty-first day of March in every year and shall be calculated for the present financial year from the date hereof to the thirty-first day of March next on the Advance and for each succeeding financial year on the balance whether principal interest or otherwise remaining due to the Lender on the first day of April in that financial year

(b) Interest upon moneys lent to the Borrower or properly expended on the Security by the Lender after the date hereof or upon costs shall begin to run and be charged only as from the days when such moneys and costs respectively shall have been lent or incurred and no part of any payment made by the Borrower shall be treated as repayment of the Advance until all interest and other moneys due or deemed to be due hereunder shall have been fully paid

(c) The moneys hereby secured shall be deemed to become due within the meaning of Section 101 of the Law of Property Act 1925 and all powers conferred on a mortgagee by the said Act or by this Legal Charge shall in favour of a purchaser be deemed to be conferred on and exercisable by the Lender at the expiration of one calendar month from the date hereof

(d) After the expiration of such period of one calendar month as between the Lender and the Borrower the Lender may exercise such powers on the happening of any of the following events:—

(i) on the giving to the Borrower by the Lender of a notice in writing requiring payment forthwith of the moneys hereby secured

(ii) if default shall have been made for one calendar month in the payment of some repayment fine or other moneys hereby secured or which the Borrower ought to pay to the Lender as a member thereof

(iii) if the Borrower shall fail to observe or perform any of the rules and regulations of the Lender or any of the covenants and conditions herein contained

(iv) if the Borrower shall commit any act of bankruptcy or shall abscond or being a body corporate have a petition for winding up whether voluntary or compulsory presented by or against it or shall have a Receiver appointed

(v) if the Borrower shall pull down waste destroy or in any manner impair or lessen the value of the Security or any part thereof

(vi) if the Borrower shall fail to pay any chief rent ground rent or other sum charged upon the Security or shall commit or suffer any breach of any covenant affecting the Security

(e) The restrictions on exercising the power of sale contained in Section 103 of the Law of Property Act 1925 shall not apply to the charge hereby created or the Security

(f) On entering into possession of the Security the Lender shall (but only in respect of the matters mentioned in this sub-clause) become and be the agent of the Borrower with authority at his expense and risk (but not so as to give the Borrower any security thereon or otherwise so as to make this Legal Charge a bill of sale) to remove store sell or otherwise deal with in such manner as the Lender may determine any furniture or goods or pets or livestock of the Borrower that he shall have omitted to remove from the Security and any moneys resulting from the sale of such furniture or goods or pets or livestock may be used by the Lender to pay the expenses incurred under this sub-clause or in reduction of the mortgage debt the Lender being under no liability to account to the Borrower for such moneys until all the said furniture or goods or pets or livestock have been sold or possession of those not sold has been resumed by the Borrower nor under any liability in respect of any loss whatsoever occasioned by the exercise of the authority given in this sub-clause

(g) It shall be lawful for the Lender:—

- (i) to pay any Receiver appointed under the statutory power such salary or commission as the Lender may think fit
- (ii) to complete any unfinished building and to seize take possession of and sell or use in completing any unfinished building upon the Security any building plant and materials belonging to the Borrower in or upon the Security
- (iii) to put and keep every building comprised in the Security in good and tenantable repair and condition without becoming liable as mortgagee in possession
- (iv) to transfer the benefit of this Legal Charge to any person or persons or body corporate in which case the whole of the moneys then owing to the Lender hereunder shall thenceforth be deemed to be principal moneys then already due and bearing interest at the Interest Rate from the date of such transfer and such interest shall thenceforth be payable by half-yearly payments the first payment to be made at the expiration of six months from the date of such transfer. The transferee shall have the benefit of all the covenants and provisions herein contained as far as applicable and may at any time thereafter exercise all rights and remedies conferred by this Legal Charge for securing the Advance and interest but the references herein to the rules and regulations of the Lender or to the membership of the Borrower shall as from the date of such transfer cease to have effect. Every statement of fact contained in such transfer shall as against the Borrower be deemed conclusive

(h) The Borrower shall not at any time during the continuance of this Legal Charge part with possession of the whole or any part of the Security or grant or enter into any lease or tenancy or confer upon any person a contractual licence right or interest to occupy the whole or any part thereof without the previous consent in writing of the Lender and without such consent as aforesaid the Borrower shall not exercise any statutory or common law power of creating any tenancy which may be vested in him by reason of his legal estate in the Security

(i) Section 93 of the Law of Property Act 1925 shall not apply to this Legal Charge and the Borrower shall not be entitled at any time to redeem this present charge without at the same time redeeming every and any other existing or future mortgage or charge for the time being held by the Lender on other property now or at any time hereafter belonging to the Borrower or to redeem any other such mortgage or mortgages charge or charges without at the same time redeeming this present charge

(j) The Lender may insure the Security in whatever office it thinks fit through its own agency for such amount as it considers necessary or such greater amount as the Borrower may request against loss or damage by fire and such other risks as the Lender may from time to time deem necessary or the Borrower may request in the joint names of the Borrower and the Lender. The Lender may debit the relevant premiums from time to time payable to the mortgage account and shall not be required to account to the Borrower for any commission received. The Lender shall be under no obligation to see to the adequacy of the cover afforded by any insurance policy taken out by the Lender. The Lender may retain and place to the credit of the mortgage account any moneys which may be received by it under any policy of insurance

(k) The Lender may make further advances to the Borrower to the extent of the difference between the amount of the Advance and the amount owing by the Borrower to the Lender at the date of such further advance and such further advance shall be a charge upon the Security and shall be repayable by repayments with interest at the same rate and at the same times and in the same manner as the Advance

(l) The powers conferred on the Lender by this Legal Charge and by the rules and regulations of the Lender are in addition to all the powers and remedies vested in the Lender by statute common law or otherwise

(m) All costs properly incurred by the Lender under or in relation to this Legal Charge and whether in connection with the realisation and enforcement thereof or otherwise and all moneys paid by the Lender in the exercise of any power conferred by this Legal Charge or by statute or by the rules and regulations of the Lender or in making any payments for outgoings in relation to the Security or for the maintenance protection or improvement of the Security shall carry interest at the Interest Rate from the time of such moneys having been expended and shall be repayable by the Borrower on demand and in the meantime such moneys and the interest thereon shall be a charge on the Security in priority to any charge subsequent hereto

(n) The Lender may from time to time by a notice in writing of its intention so to do increase the Interest Rate to a rate not exceeding or may decrease the Interest Rate without such notice to a rate not less than the rate of interest which is commonly being charged by the Lender at the date of such increase or decrease on new advances on a similar type of security and in the case of an increase in the rate of interest may require the Borrower to increase the repayments so far as may be necessary to ensure that the Advance will be repaid within the period in which it would have been repaid if the Interest Rate had not been increased and such increased rate and increased repayments (if any) shall take effect at the expiration of seven days from the date of such notice being posted to the Borrower and thereupon this Legal Charge shall be read and construed as if such increased rate were substituted throughout in the place of the Interest Rate and such increased repayments (if any) were substituted throughout in the place of the Repayments but the Borrower may at any time before the expiration of such notice redeem this charge without paying any additional interest required by the rules of the Lender on redemption

(o) Any restriction or other obligation (save designation for compulsory purchase) imposed by the Planning Acts shall be deemed to be an incumbrance occasioned or suffered by the Borrower

(p) That the Borrower assigns to and does and will hold all Related Rights in trust for the Lender and appoints the Lender to be his attorney to claim assess agree enforce recover and receive all Related Rights and also to give any such notice or counter-notice and exercise any such right in respect of the Security as under any statute or otherwise the Borrower may be or become entitled to give or exercise to or against any local or other authority or body or other person. Money arising in respect of Related Rights unless laid out to the satisfaction of the Lender in restoring or improving the Security shall be applicable by the Lender in reduction of the mortgage debt

6. The Surety (if any) hereby covenants with the Lender and it is hereby agreed and declared:—

(a) The Surety will duly and punctually observe and perform all and singular the covenants and agreements on the part of the Borrower herein contained as if the said covenants and agreements had been expressly entered into by the Borrower and the Surety jointly and severally

(b) The powers rights and remedies of the Lender in respect of any breach or non-observance or non-performance of any of the said covenants or agreements shall (as far as applicable) be exercisable against the Surety in like manner as against the Borrower

(c) The Surety shall be considered a principal debtor to the Lender for all principal and other moneys and interest hereby secured so that the Surety shall not be released by time being given to the Borrower or by any other variation in the provisions of this Legal Charge or any other act omission matter or thing whatsoever whereby the Surety as surety only would have been so released

7. Each and all of the covenants and agreements and declarations entered into herein by the Borrower and the Surety respectively with the Lender shall be deemed to have been made jointly and severally by all such persons so that the said covenants and agreements may be enforced by the Lender against the Borrower and the Surety either jointly or severally as the Lender shall in its absolute discretion decide

IN WITNESS whereof the parties to this Legal Charge (other than the Lender) have hereunto set their hands and seals the day and year indicated on Page 1 hereof

SIGNED SEALED AND DELIVERED

by the said GEORGE RUDOLPH HAUSMANN
and ETHEL MARY HAUSMANN in the
presence of : -

G. R. Hausmann
E. M. Hausmann

Signature G. M. Thomas

Address Gwentbeddau

Tregynon Newtown

Occupation - Farmers wife

VACATING RECEIPT

FOR OFFICE USE ONLY

A.L.	Hausmann George Rudolf	M. 8/326
	Hausmann Ethel	£ 3,000
	Mary	

The West Bromwich Building Society hereby acknowledged to have received all moneys intended to be secured by the within written Deed

In Witness whereof the Seal of the Society is hereto affixed this ~~first~~ eighteenth day of September One thousand nine hundred and eighty-one by Order of the Board of Directors in presence of



[Signature]
By authority of the Board of Directors



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

WHEREAS :-

(1) The Grantor and the said Jane Turner are the respective estate owners in respect of the fee simple of the properties known as Lyndale and Trevern House Farm Trevern aforesaid more particularly delineated and coloured pink as to Lyndale and blue as to part of Trevern House Farm on the plan annexed hereto
(2) The Grantor and the said Jane Turner have agreed with the Grantee to grant to him the rights hereinafter mentioned for the payment to the Grantor by the Grantee of the sum of Eleven pounds

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

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

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

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

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

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

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

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

THE SCHEDULES hereinbefore referred to.

FIRST PART

13th September 1948

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

26th May 1952

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

SECOND PART

10th May 1952

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

Margaret Ellen Evans

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

William Richard Turner
Herbert Greenwood
Commercial Traveller

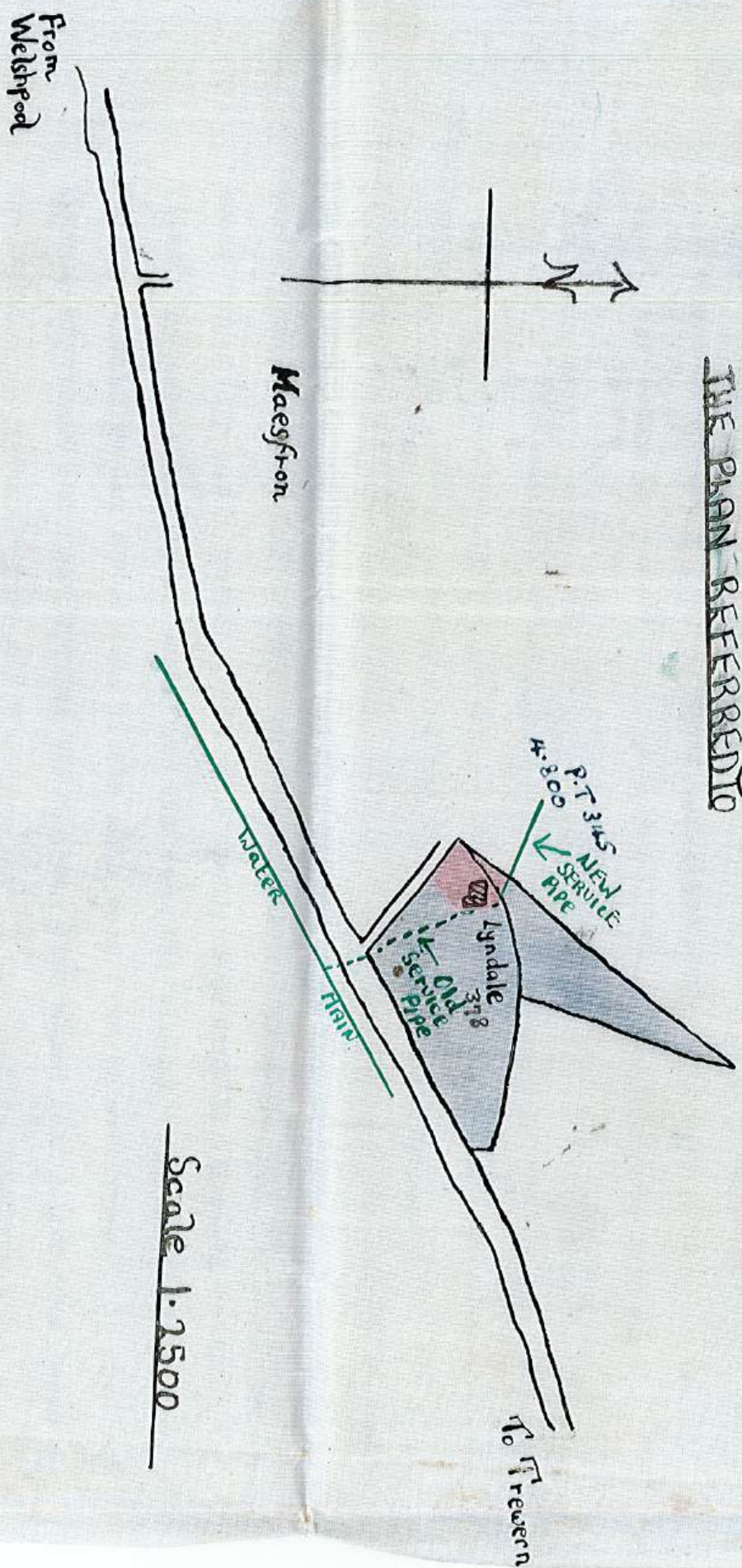
SIGNED SEALED AND DELIVERED by the
within named JANE TURNER in the
presence of :-

William Richard Turner
Herbert Greenwood
Commercial Traveller

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

Jane Turner.

THE PLAN REFERRED TO



DATED 31st December 1957.

MRS. MARGARET ELLEN EVANS
AND ANOTHER.

-to-

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

DEED of GRANT



Wace Linn.

54585

THIS DEED is made the twenty-first day of August
thousand Nine hundred and Sixty-seven BETWEEN JANE TURNER of Trewern
House Trewern in the County of Montgomery Spinster (hereinafter called
"the Grantor") of the one part and ERIC SORRILL of Edmond Hall Newport
in the County of Salop Schoolmaster (hereinafter called "the Grantee")
of the other part _____

WHEREAS:

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

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

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

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

SIGNED SEALED and DELIVERED by the said

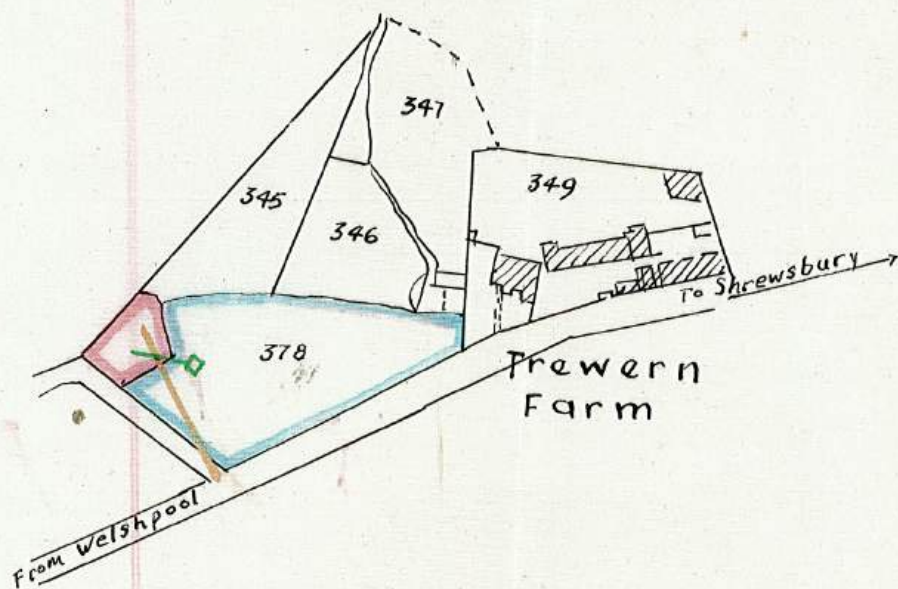
Jane Turner in the presence of:-

J Turner

H Wace
Solicitor
Shrewsbury

PLAN.

REFERRED TO



DATED

21st August

1967

MISS J. TURNER

and

E. SORRILL, ESQ.,

G R A N T

-of-

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



THE SOLICITORS
LAW STATIONERY SOCIETY LTD

This Conveyance



made the
Thirteenth
day of

September one thousand nine hundred
and forty eight Between Sarah
Annie Turner of Trewern House near
Welshpool in the County of Montgomery
widow Evan Chapman of Trewern
Hall near Welshpool aforesaid Farmer
and Thomas Herbert Greenwood Brick
manufacturer of Ebor House Kingsland
Shrewsbury in the County of Salop and
formerly of Guy Harlings New Road or
Ludlow in the County of Salop afore-
said (hereinafter called "the Vendors"),
of the one part and Margaret Ellen
Evans (hereinafter called "the Purchaser"),
the wife of David John John Evans of
Afryn, Middleton in the County of
Montgomery aforesaid Dispensing chemist
of the other part

Whereas :—

- (1) William Turner late of Trewern
House near Welshpool aforesaid, Farmer
being at his death seized in fee
simple in possession subject to
certain mortgages which have since
been repaid but otherwise free from

incumbrances of the property hereby assured died on the eighteenth day of March one thousand nine hundred and twenty nine and his Will ^{so} together with a Codicil thereto was duly proved by the Vendors on the sixteenth day of July one thousand nine hundred and twenty nine in the Principal Probate Registry.

(2) The Vendors as Personal Representatives of the said William Turner deceased and in exercise of the ^{so} statutory power in that behalf conferred upon them have agreed with the Purchaser for the sale and transfer to her for an estate in fee simple of the property hereby assured free from incumbrances for the sum of twenty five pounds

(3) The Vendors have not previously to the execution of this conveyance given or made any assent or conveyance in respect of any legal estate in the said property or any part thereof.

Now this Deed made in pursuance of the said agreement witnesseth as follows:—

(a) In consideration of the sum of
twenty five pounds now paid by the

Purchaser to the Vendors (the receipt
whereof the Vendors hereby acknowledge)
the Vendors as Personal Representatives
of the said William Turner deceased
Hereby Grant unto the Purchaser
All that piece or parcel of land
containing decimal point two, two,
naught of an acre situate at Frewern
in the Parish of Buttington in the
County of Montgomery and more par-
ticularly delineated on the plan
drawn on these presents and therein
coloured pink such plan being copied
from the Ordnance Survey Map &
(Second Edition) dated in the year
1902 of the said Parish of Buttington

To hold the property hereby assured
unto the Purchaser in fee simple
(b) The Purchaser hereby covenants
with the Vendors to the intent that
this covenant may bind the land
hereby assured into whosoever hands
the same may come but not so as to
render the Purchaser personally liable
in damages for any breach of this
covenant committed after she shall
have parted with all estate and interest
in the premises in respect of which
such breach shall occur and to the
intent that this covenant may enable

the Vendors to dispose of the land coloured blue on the said plan and every part thereof to better advantage and that accordingly upon every disposition the benefit of this covenant so far as capable of benefiting the land comprised in this disposition may be capable of being annexed to or assigned with such last mentioned land that is to say that the Purchaser and her successors in title will within six months from the date hereof erect and afterwards maintain good and sufficient fences on the southern and eastern boundaries of the land hereby assured and within such boundaries

(C.) Provided always that the Vendors and their successors in title shall have the right if at any time during the life of the survivor of the issue now living of His late Majesty King Edward VII and twenty one years after the death of such survivor the Purchaser or her successors in title shall in breach of the covenant by the Purchaser hereinbefore contained make default in erecting or maintaining the said fences or either of them at any time thereafter within the aforesaid period to enter into and upon the premises hereby assured or any part thereof and to execute

thereon such works as may be requisite specifically to erect or maintain the said fence or fences and during such period to remain in possession and take the rents and profits thereof until the Purchaser or her successors in title shall have paid to the Vendors or their successors in title all costs, charges and expenses properly incurred by them in or about the execution of any such works as aforesaid together with interest thereon at the rate of five pounds per centum per annum or until the same shall have been satisfied out of the rents and profits of the premises. **Provided** nevertheless that the right of entry and other powers and remedies hereby reserved shall not be exercised or put into force by the Vendors or their successors in title unless and until they shall have given to the Purchaser or her successors in title or left upon the premises hereby assured notice in writing to make good such default and all costs and expenses incurred as aforesaid and the Purchaser or her successors in title shall fail to do so for one calendar month after such notice.

(d) The Vendors hereby acknowledge

the right of the Purchaser to the production of the documents mentioned in the Schedule hereto (the possession of which is retained by the Vendors) and to delivery of copies thereof

(c.) It is hereby declared and certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds five hundred pounds
In witness whereof the said parties hereto have hereunto set their respective hands and seals the day and year first above written

The Schedule above referred to

11th July, 1918. Conveyance of this date made between Francis William Gregory Allen of the one part and William Turner of the other part
24th August, 1918. Mortgage of this date made between William Turner of the one part

and Walter Charlton Pryce
of the other part —
24th August, 1918. Second Mortgage of this
date made between William
Turner of the one part
and George Richard Wace
of the other part with
Receipt in discharge en-
dorsed thereon and dated
the 24th February 1920. —

12th November, 1921. Transfer of this date of
portion of the first Mort-
-gage made between Walter
Charlton Pryce of the
one part and Geoffrey
George Wace of the other
part —

29th August, 1922. Transfer of this date
of the balance of the
said first Mortgage made
between Walter Charlton Pryce
of the one part and
Geoffrey George Wace of
the other part —

11th November, 1931. Further Charge of this
date made between Sarah
Annie Turner, Evan
Chapman and Thomas
Herbert Greenwood of the
first part Geoffrey George

Wace of the second part
and Helen Mary Anderson
of the third part with
Receipt in discharge en-
dorsed thereon and dated
the 1st November 1939

29th September, 1920.

Collateral Mortgage of
this date made between
William Turner of the
one part and George Richard
Wace, Charles Edward
Wace and Henry Wace
of the other part

31st October, 1931.

Transfer of this date
of the said Collateral
Mortgage made between
Henry Wace of the one
part and Marjorie Monroe
and Henry Ramsay &
Monro of the other
part

6th November, 1931.

Transfer of this date
of the said Collateral
Mortgage made between
Marjorie Monroe and
Henry Ramsay Monro of
the one part and Helen
Mary Anderson of the
other part with Receipt
in discharge endorsed

The Schedule (continued)

thereon and dated the
16th August 1948.
16th July, 1929. Probate of this date
of the Will and Codicil
of William Turner
deceased

Signed sealed and delivered
by the within-named
Sarah Annie Turner
in the presence of
Aldonell
71 Birmingham Rd
West Bromwich
Builder

Sarah Annie Turner

Signed sealed and delivered
by the within-named
Evan Chapman in
the presence of
Aldonell
71 Birmingham Rd
West Bromwich
Builder

Evan Chapman

Signed sealed and delivered
by the within-named
Thomas Herbert &
Greenwood in the
presence of

A Ednull
71 Birmingham Rd
West Bromwich

2 H Greenwood

Signed sealed and delivered
by the said Margaret
Ellen Evans in the
presence of

A Ednull
71 Birmingham Rd
West Bromwich

Margaret E. Evans

Signature
Address
Description
of business

Builder

By a Deed of Grant dated the 31st day of December 1957
and made between the within named Margaret Ellen Evans
of the first part Jane Turner of the second part and Hilary
Dorsett Owen of the third part there was granted to the
said Hilary Dorsett Owen a right to lay and maintain
a water pipe through the fields numbered 345 and 378
on the within drawn plan and his right to production
and delivery of copies of the within written conveyance
was thereby acknowledged and an undertaking for its
safe custody given. ~

Dated 13th September 1948.

94

The Personal Representatives
of Mr William Turner deceased

— (so) —

Mrs Margaret Ellen Evans

Conveyance

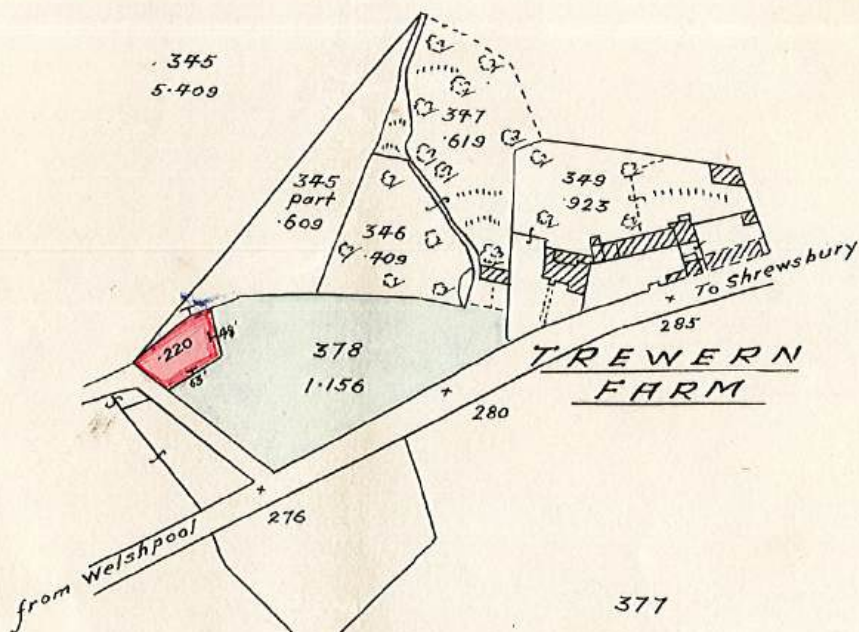
— of —

a piece of land situate at
Trewern in the Parish of
Buttington in the County of
— Montgomery. —

— (10) —

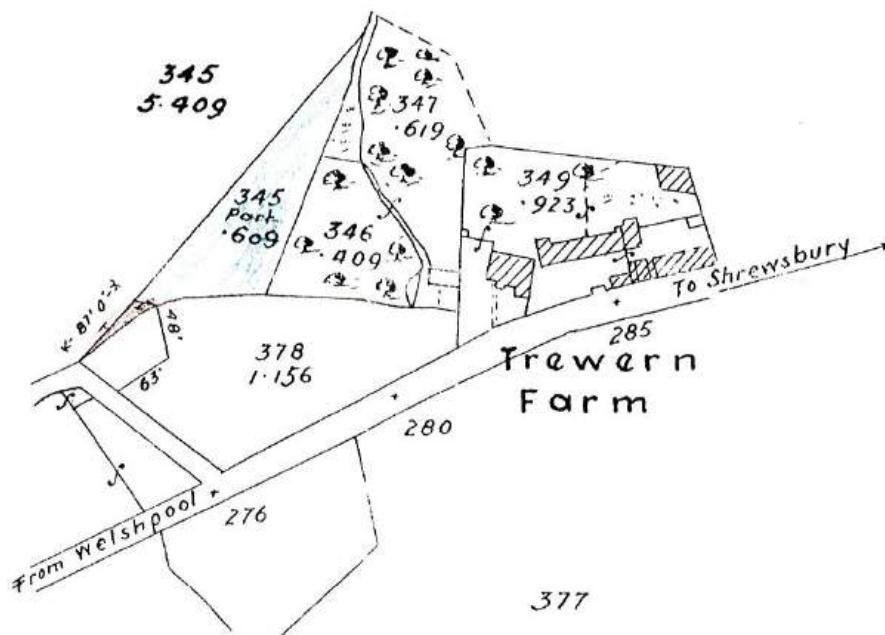
PLAN

REFERRED TO



PLAN

REFERRED TO





This Deed of Gift

15479

is made the

twenty-sixth

day of May

One thousand nine hundred and fifty two Between
Jane Turner of Trevern House near Welshpool in the
County of Montgomery Spinster of the one part and
Margaret Ellen Evans the sister of the said Jane
Turner and the wife of David John John Evans of
Lyndale Trevern near Welshpool aforesaid Dispensing
Chemist of the other part.

Whereas the said Jane Turner is the estate owner in
respect of the fee simple of the property hereby assured
for her own use and benefit absolutely free from incum-
brances Now this Deed made in consideration of
the natural love and affection of the said Jane Turner
for her sister the said Margaret Ellen Evans

witnesseth as follows:—

1. The said Jane Turner as Sellor hereby grants unto the
the said Margaret Ellen Evans All that piece or parcel
of land situate at Trevern in the Parish of Butlington in
the County of Montgomery and more particularly delin-
ated on the plan drawn on these presents and therein
coloured pink such plan being copied from the Ordnance
Survey Map (Second Edition) dated in the year 1892 of
the said Parish of Butlington To hold the same unto the
said Margaret Ellen Evans in fee simple for her own
use and benefit absolutely and free from any resulting
trust in favour of the said Jane Turner.
2. The said Margaret Ellen Evans hereby covenants with
the said Jane Turner to the intent that this covenant may

bind the land hereby assured into whosoever hands the same may come but not so as to render the said Margaret Ellen Evans personally liable in damages for any breach of this covenant committed after she shall have parted with all estate and interest in the premises in respect of which such breach shall occur and to the intent that this covenant may enable the said Jane Turner to dispose of the land coloured blue on the said plan and every part thereof to better advantage and that accordingly upon every such disposition the benefit of this covenant so far as capable of benefiting the land comprised in such disposition may be capable of being annexed to or assigned with such last mentioned land that is to say that the said Margaret Ellen Evans and her successors in title will within six months from the date hereof erect and afterwards maintain a good and sufficient fence on the eastern boundary of the land hereby assured and within such Boundary Provided always that the said Jane Turner and her successors in title shall have the right if at any time during the life of the survivor of the issue now living of His late Majesty King George V and twenty one years after the death of such survivor the said Margaret Ellen Evans or her successors in title shall in breach of the above covenant make default in erecting or maintaining the said fence at any time thereafter within the aforesaid period to enter into and upon the premises hereby assured or any part thereof and to execute thereon such works as may be requisite specifically to erect or maintain the said fence and during such period to remain in possession and take the rents and profits thereof until

the said Margaret Ellen Evans or her successors in title shall have paid to the said Jane Turner or her successors in title all costs charges and expenses properly incurred by them in or about the execution of any such works as aforesaid Together with interest thereon at the rate of Five pounds per centum per annum or until the same shall have been satisfied out of the rents and profits of the premises Provided nevertheless that the right of entry and other powers or remedies hereby reserved shall not be exercised or put into force by the said Jane Turner or her successors in title unless and until she or they shall have given to the said Margaret Ellen Evans or her successors in title or left upon the premises hereby assured notice in writing to make good such default and all costs and expenses incurred as aforesaid and the said Margaret Ellen Evans or her successors in title shall fail to do so for one calendar month after such notice

3 The said Jane Turner hereby acknowledges the right of the said Margaret Ellen Evans to the production of an Assent dated the tenth day of May One thousand nine hundred and fifty two and made by Evan Chapman and Thomas Herbert Greenwood (the possession of which document is retained by her) and to delivery of copies thereof

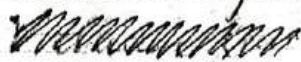
4 It is hereby declared and certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the property conveyed or transferred exceeds

the sum of Five hundred pounds.

Shewitress whereof the parties hereto have hereto
set their respective hands and seals the day and year
first above written.

signed sealed and delivered
the said Jane Turner in
the presence of

Jane Turner



William James Astley
The Glen Llanfair Caere
Caernarvon or Wylchpool
Montgomeryshire
Retired Butcher

signed sealed and delivered
the said Margaret Ellen
Evans in the presence of

Margaret Ellen Evans

William James Astley
The Glen Llanfair
Caernarvon
or Wylchpool.
Montgomeryshire
Retired Butcher

Dated 26th May 1952

Miss Jane Turner

to

Mrs M. E. Evans.

Deed of Gift

of a piece of land situate at
Grewin in the Parish of Butlington
in the County of Montgomery. —

IN THE HIGH COURT OF JUSTICE
The District Probate Registry at Newcastle Upon Tyne

BE IT KNOWN that **DOROTHY ADA HUMPHREYS**

of **Lyndale Trewern Welshpool Powys SY21 8EA**

died on the **29th** day of **July 2011**
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 Executor

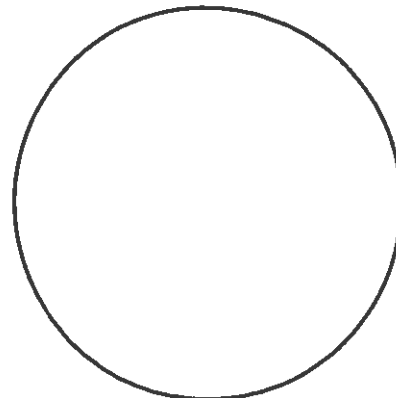
GWYNETH ANN TREVOR-JONES of **Trewern House Trewern Welshpool Powys SY21 8EF**

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 amounts to £1,601,044 and the net value of such estate amounts to £1,596,699

DATED the **21st** day of **April 2015**



DISTRICT REGISTRAR / PROBATE OFFICE



Extracted by **HARRISONS SOLICITORS LLP (Ref: DB/15712.1)** 11 Berriew Street Welshpool Powys SY21 7SL

The electronic official certificate of result in respect of your search of the index map follows this message.

Please note that this electronic version is the only certificate of result we will issue. No postal certificate of result will be sent.

Certificate Date:	25 Aug 2026
Certificate Time:	00:00:01
Certificate Ref:	98/G69VWNB

Property	Land EDGED RED on the plan attached to the application and described in form SIM as LYNDALE, TREWERN, WELSHPOOL, SY21 8EA.
----------	---

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: 018794-0004	Key Number: -----	For any enquiries concerning this certificate, please contact:
Louise Evans Harrisons Solicitors 4 St Giles Business Park, Pool Road Newton Powys SY163AJ		Customer Support: email customersupport@mail.landregistry.gov.uk telephone 0300 006 0411 (lines open Monday to Friday between 8am and 4:30pm)

Certificate Date:	25 Aug 2026
Certificate Time:	00:00:01
Certificate Ref:	98/G69VWNB

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



Address: Lyndale, Trewern, Welshpool, SY21 8EA

Scale: 904

Grid Reference: 328212E 311508N

Local Authority: Powys County Council



1:904 20.08.2026

This plan has been automatically generated by InfoTrack. It shows the general position of the boundaries, including boundaries, which have been highlighted in online mapping tool. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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The electronic certificate of the result of search follows this message.

Please note that this is the only certificate of the result of search we will issue. We will not issue a paper certificate of the result of search.

This certificate has no statutory effect with regard to registered land. Sections 28 to 31 inclusive and 87 Land Registration Act 2002 and s.14 Land Charges Act 1972.

You should ensure that the particulars of search in the certificate e.g. names, counties etc. are the exact particulars of the required search. S.10(6) Land Charges Act 1972.

If this certificate relates to a search applied for in form K16 (Application for an Official Search (Bankruptcy Only)) the word 'BANKRUPTCY' is printed against 'COUNTY OR COUNTIES'.

The 'CERTIFICATE DATE' is the date of the certificate for the purposes of s.11 Land Charges Act 1972. The 'PROTECTION ENDS ON' date is the latest date for the expiry of the period of protection conferred by s.11 Land Charges Act 1972.

Please quote the 'CERTIFICATE NUMBER' and the 'CERTIFICATE DATE' in any enquiries regarding this certificate.

Symbols included with name(s) e.g. (*) (+) are used for internal purposes only.

CERTIFICATE OF THE RESULT OF SÉARCH

K17

PROTECTION ENDS ON
14 SEP 2026

NO SUBSISTING ENTRIES.

2016-2026

READ THE NOTES IN THE LEAD PAGE.

Official Local Authority Search (CON29R + LLC1)



Search Details

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

Property:
Lyndale, Trewern, Welshpool, SY21 8EA

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

Date Returned:
27/08/2026

Property type:
Residential

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



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

Applicant Name: Info Track

Applicant Address:

Applicant Reference: ITK0000128934617

REGISTER OF LOCAL LAND CHARGES

OFFICIAL CERTIFICATE OF SEARCH

Search Reference: LC/2026/01447

NLIS Reference:

Date: 27/08/2026

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

Address:

LYNDALE, TREWERN, WELSHPOOL, SY21 8EA

It is hereby certified that the search requested above reveals the 1 registration described in the Schedule(s) hereto up to and including the date of this certificate.

Signed:



D C Jones

Solicitor to the Council

On behalf of POWYS COUNTY COUNCIL

Powys County 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)	Originating Authority	Place where documents may be inspected	Date of Registration
Site Address: LYNDAL TREWERN Proposal: EXTENSIONS TO DWELLING. Decision: (CC) CONDITIONAL CONSENT Decision Date: 02/10/1987 Reference: M15566	Montgomeryshire District Council	Powys County Council, County Hall, Spa Road East, Llandrindod Wells, LD1 5LG	02/10/1987

Applicant Name: Info Track

Applicant Address:

Applicant Reference: ITK0000128934617

CON 29 ENQUIRIES

OF LOCAL AUTHORITY (2019 Edition)

Search Reference: LC/2026/01447

NLIS Reference:

Date: 27/08/2026

Address:

LYNDALE, TREWERN, WELSHPOOL, SY21 8EA

Other Roads etc:

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

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

Signed:

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

D C Jones

Solicitor to the Council

On behalf of POWYS COUNTY COUNCIL

STANDARD ENQUIRIES OF A LOCAL AUTHORITY

Question 1.1. Planning and building decisions and pending applications.

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

(a) a planning permission

1.1.(a) Planning Application Ref: M15566
Proposal: EXTENSIONS TO DWELLING.
Decision: Approve with Conditions on 02/10/1987
LYNDALE TREWERN

(b) a listed building consent

1.1.(b) None.

(c) a conservation area consent

1.1.(c) None.

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

1.1.(d) None.

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

1.1.(e) None.

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

1.1.(f) None.

(g) a heritage partnership agreement

1.1.(g) None.

(h) a listed building consent order

1.1.(h) None.

(i) a local listed building consent order

1.1.(i) None

CON29 1.1a-i Informative

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

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

(j) building regulations approval

1.1.(j) None.

Informative

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

(k) a building regulation completion certificate and

1.1.(k) None.

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

1.1.(l) None.

Informative

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

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

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

1.2. Planning designations and proposals

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

1.2 General Designation : Large Village (no specific allocation) - Powys Local Development Plan

Specific Proposal : None

Informative

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

The existing development plans comprise the following:-

Powys Local Development Plan Adopted April 2018

For properties within the Brecon Beacons National Park Area

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

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

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

ROADS AND PUBLIC RIGHTS OF WAY

Roadways, footways and footpaths

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

(a) highways maintainable at public expense:

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

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

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

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

2.1.(b) None.

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

2.1.(c) N/A

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

2.1.(d) N/A

CON29 2.1a-d Informative

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

Public rights of way

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

2.2. No, none. However additional public rights of way (e.g. cycle tracks) may exist other than those shown on the definitive map. Please note that the Definitive Map does not show routes that are used on a permissive basis, even where promoted.

Informative

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

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

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

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

2.4. No, none.

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

2.5. Not Applicable.

OTHER MATTERS:

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

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

3.1. Land required for public purposes

Is the property included in land required for public purposes?

3.1. No.

3.2. Land to be acquired for road works

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

3.2. No.

3.3. Drainage matters

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

3.3.(a) Not known - see informative.

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

3.3.(b) See response at 3.3a.

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

3.3.(c) See response at 3.3a.

CON29 3.3a-c Informative

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

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

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

3.4. Nearby road schemes

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

(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme

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

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

3.4.(b) No.

(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving:-

- (i) construction of a roundabout (other than a mini roundabout), or
- (ii) widening by construction of one or more additional traffic lanes

3.4.(c) No.

(d) the outer limits of:

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

3.4.(d) No.

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

3.4.(e) No.

(f) the outer limits of:-

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

3.4.(f)(i) No.

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

3.4.(f)(ii) No.

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

3.4.(f)(iii) No.

CON29 3.4 a - f Informative:

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

3.5. Nearby railway schemes

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

3.5.(a) No.

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

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

Informative

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

3.6. Traffic schemes

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

(a) permanent stopping up or diversion

3.6.(a) No.

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

(b) waiting or loading restrictions

3.6.(b) No.

(c) one way driving

3.6.(c) No.

(d) prohibition of driving

3.6.(d) No.

(e) pedestrianisation

3.6.(e) No.

(f) vehicle width or weight restriction

3.6.(f) No.

(g) traffic calming works including road humps

3.6.(g) No.

(h) residents parking controls

3.6.(h) No.

(i) minor road widening or improvement

3.6.(i) No.

(j) pedestrian crossings

3.6.(j) No.

(k) cycle tracks

3.6.(k) No.

(l) bridge building

3.6.(l) No.

CON29 3.6 a - I Informative

In some circumstances, road closures can be obtained by third parties from magistrates courts, or can be made by the Secretary of State for Transport without involving the local authority.

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

3.7. Outstanding notices

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

(a) building works

3.7.(a) No.

(b) environment

3.7.(b) No.

(c) health and safety

3.7.(c) No.

(d) housing

3.7.(d) No.

(e) highways

3.7.(e) No.

(f) public health

3.7.(f) No.

(g) flood and coastal erosion risk management

3.7.(g) No.

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

3.8. Contravention of building regulations

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

3.8. No.

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

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

(a) an enforcement notice

3.9.(a) No.

(b) a stop notice

3.9.(b) No.

(c) a listed building enforcement notice

3.9.(c) No.

(d) a breach of condition notice

3.9.(d) No.

(e) a planning contravention notice

3.9.(e) No.

(f) another notice relating to breach of planning control

3.9.(f) No.

(g) a listed building repairs notice

3.9.(g) No.

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

3.9.(h) No.

(i) a building preservation notice

3.9.(i) No.

(j) a direction restricting permitted development

3.9.(j) No.

(k) an order revoking or modifying planning permission

3.9.(k) No.

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

3.9.(l) No.

(m) a tree preservation order

3.9.(m) No.

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

3.9.(n) No.

CON29 3.9a-n Informative

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

3.10. Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

3.10.(a) No.

(b) If, yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:

(i) a liability notice?

3.10.(b)(i) N/A

(ii) a notice of chargeable development?

3.10.(b)(ii) N/A

(iii) a demand notice?

3.10.(b)(iii) N/A

(iv) a default liability notice?

3.10.(b)(iv) N/A

(v) an assumption of liability notice?

3.10.(b)(v) N/A

(vi) a commencement notice?

3.10.(b)(vi) N/A

(c) Has any demand notice been suspended?

3.10.(c) N/A

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

3.10.(d) N/A

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

3.10.(e) N/A

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

3.10.(f) N/A

(g) Has a liability order been granted?

3.10.(g) N/A

(h) Have any other enforcement measures been taken?

3.10.(h) N/A

3.11. Conservation area

Do the following apply in relation to the property?

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

3.11.(a) No.

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

3.11.(b) No.

3.12. Compulsory purchase

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

3.12. No.

3.13. Contaminated land

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

(a) a contaminated land notice

3.13.(a) No.

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

3.13.(b)(i) No.

(ii) an entry

3.13.(b)(ii) No.

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

3.13.(c) No.

CON29 3.13a-c Informative

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

3.14. Radon gas

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

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

Informative

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

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

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

3.15. Assets of Community Value

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

If so:-

(i) Is it listed as an asset of community value?

(ii) Was it excluded and placed on the “nominated but not listed” list?

(iii) Has the listing expired?

(iv) Is the Local Authority reviewing or proposing to review the listing?

(v) Are there any subsisting appeals against the listing?

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

(b) If the property is listed:

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

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

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

3.15.(b) N/A

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

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

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

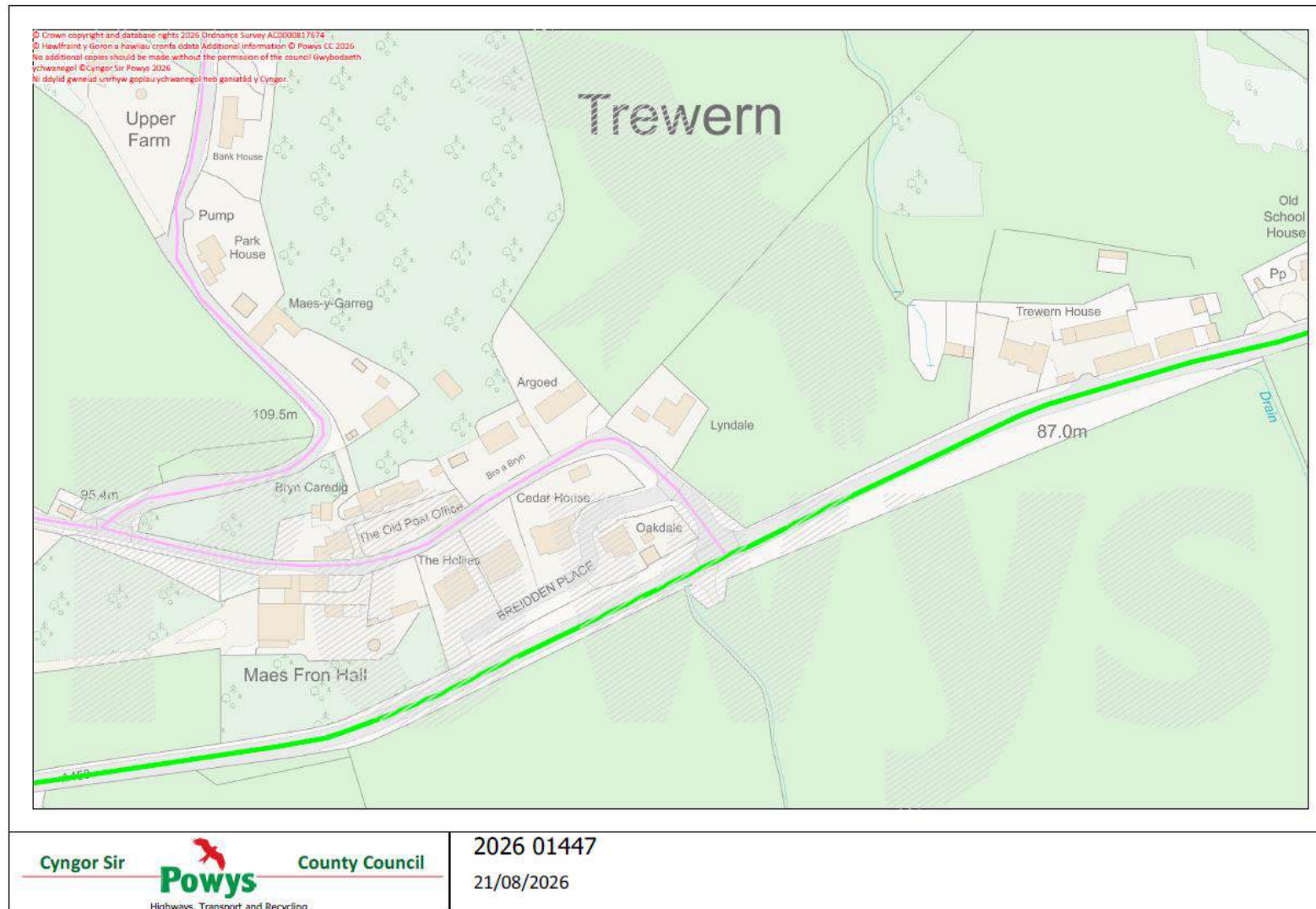
This Form should be read in conjunction with the guidance notes available separately.

Area means any area in which the property is located.

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

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

Highways plan



Search Area



Search Reference:	LC/2026/01447	
Property Address:	LYNDALE, TREWERN, WELSHPOOL, SY21 8EA	
Date:	27/08/2026	
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Ⓗ Hawlfraint y Goron a hawliau cronfa ddata 2026 Arolwg Ordnans AC0000817674. Defnyddio data hwn yn amodol ar delerau ac amodau.		

Additional Information: None

Drainage & Water Search (CON29DW)



Search Details

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

Property:
Lyndale, Trewern, Welshpool, SY21 8EA

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

Date Returned:
20/08/2026

Property type:
Residential

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



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

CON29DW

Residential drainage
and water search

Order date: 20/08/2026

Order number: 60481496

Completed on: 20/08/2026

Customer ref: ITK0000128934619_105fd428-e33b-4826-87b6-14129b2a1

Produced for: InfoTrack Limited
Infotrack 91 Waterloo Road London
SE1 8RT

UPRN: 10011761470

Any questions?

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

Property address

Lyndale Trewern Welshpool SY21 8EA

Results at a glance...

Foul water connection to public
sewer?

No



Public sewer within boundary?

No

Surface water connection to public
sewer?

No

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

No



Mains water connection?

Yes



Public water main within boundary?

No, See Details

[Go to summary table](#)DRAINAGE + WATER
SEARCHES NETWORK
DWSN

Report introduction

Sections in this report

 **Summary** [Page 3](#) ▶

 **Maps** [Page 4](#) ▶

 **Drainage** [Page 6](#) ▶

 **Water** [Page 17](#) ▶

 **Charges** [Page 23](#) ▶

 **Appendices** [Page 28](#) ▶

Symbols and colours in this report

 **Typical response**
This is the typical response for most residential properties

 **Read guidance**
You should read the full answer and guidance notes

 **Consider implications**
This response represents an uncommon situation

Understanding our report

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

What records did we check?

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

- **The Map of Public Sewers**
- **The Map of Waterworks**
- **Water and Sewer Billing Records**
- **Adoption of Public Sewer Records**
- **Building Over Public Sewer Records**
- **The Register of Properties subject to Internal Foul Flooding**
- **The Register of Properties subject to Poor Water Pressure**
- **The Drinking Water Register**

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

Drainage and Water Searches Network

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

www.con29dw.co.uk

The DWSN Standards are:

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

SEVERN

TRENT

Summary table

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

Maps

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

Drainage

2.1	Foul water connection?	No	>
2.2	Surface water connection?	No	>
2.3	Surface water drainage charge?	No	>
2.4	Public sewer within or close to boundary?	No	>
2.4.1	Pumping station or apparatus within boundary?	No	>
2.5	Public sewer within 30.48 metres (100 feet)?	No, See Details	>
2.5.1	Pumping station or ancillary apparatus within 50 metres?	No	>
2.6	Sewer adoption application or existing agreement?	No	>
2.7	Sewer build over approval or consultation?	No	>
2.8	Risk of internal flooding due to overloaded public sewers?	No	>
2.9	Nearest sewage treatment works?	0.616 km West	>

Key:

Typical response >

Read guidance >

Consider implications >

Water

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

Charges

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

SEVERN

TRENT

Question 1.1

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

✓ Map provided

Answer

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

Guidance notes

Who is responsible for public sewer assets?

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

Does the public sewer map show all public sewer assets?

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

What other assets are shown on the map?

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



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Key summary

Public gravity sewers

- Combined
- Foul
- Surface water

Public pressurised sewers

- Combined
- Foul
- Surface water

Not maintained by the Undertaker

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

Pumping stations

- Public
- Private
- S104 or S102 adoption

Other symbols

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



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

Question 1.2

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

✓ Map provided

Answer

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

Guidance notes

Who is responsible for public water assets?

The local water company (the Water Undertaker) is responsible for the public water mains and pipes shown on the map. They hold statutory responsibility for these assets under the Water Industry Act 1991.

Who is responsible for private water pipes?

The Water Undertaker is not responsible for private water pipes and they may not be shown on the map. Homeowners are responsible for the private supply pipe connecting their property to the public water mains. They may share this pipe with neighbouring properties and it may pass through third-party land. You can find further guidance in [Appendix 4.1-4.2 \(page 34 to 35\)](#).

Other assets shown on the water map

Any other assets shown on the map are for information only.

Key summary

	Water main
	Service pipe/Private pipe
	Aqueduct
	Abandoned pipe
	Duct
	Valve
	Hydrant
	Washout
	Meter



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



Question 2.1

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

 No

Answer

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

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

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

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

Guidance notes

What is foul water?

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

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

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

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

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

Question 2.2

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



Answer

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

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

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

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

Guidance notes

What is surface water?

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

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

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

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

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

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

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

Question 2.3

Is a surface water drainage charge payable?

✓ No

Answer

- A surface water drainage charge is not payable.

Is highway drainage the same as surface water drainage?

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

Guidance notes

When is a surface water charge payable?

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

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

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

Question 2.4

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

✓ No

Answer

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

Guidance notes

What property boundary did we use?

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

Could there be unplotted public sewer assets within the boundary?

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

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

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

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

Question 2.4.1

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

✓ No

Answer

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

What was the private pumping station transfer?

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

[Go to Appendix 2.1](#)

Guidance notes

What property boundary did we use?

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

What are pumping stations and ancillary apparatus?

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

Question 2.5

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

 No, see answer

Answer

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

What was the private sewer transfer?

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

Go to Appendix 2 

Guidance notes

How is this measured?

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

When might this be important?

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

Question 2.5.1

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

✓ No

Answer

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

What was the private pumping station transfer?

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

Go to Appendix 2.1 ▶

Guidance notes

How is this measured?

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

What are pumping stations and ancillary apparatus?

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

Question 2.6

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

✓ No

Answer

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

Question 2.7

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

✓ No

Answer

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

Guidance notes

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

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

Where can I find out more information?

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

Question 2.8

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

✓ No

Answer

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

Guidance notes

What is an overloaded public sewer?

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

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

What is internal flooding?

'Internal flooding' from public sewers is defined as flooding which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business, or industrial purposes.

For the purposes of this search, these are defined as properties that have suffered internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system. This flooding must be more frequent than the relevant reference period (either once or twice in ten years) as determined by the Sewerage Undertaker's reporting procedure. Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the 'at risk' register.

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

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

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

Question 2.9

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

✓ 0.616 km West

Answer

- The nearest sewage treatment works is 0.616 km to the West of the property.
- The name of the treatment works is Trewern.

Guidance notes

What is a sewage treatment works?

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

Is the property served by the nearest sewage treatment works?

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

Are there private sewage treatment works closer to the property?

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

When might this be important?

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

Question 3.1

Is the property connected to mains water supply?

✓ Yes

Answer

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

Guidance notes

How does the property connect to the public water network?

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

Question 3.2

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

✓ No, see answer

Answer

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

Guidance notes

Is the homeowner responsible for any water pipes?

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

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

Question 3.3

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

✓ No

Answer

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

Guidance notes

Information for new developments

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

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

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

Question 3.4

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

✓ No

Answer

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

Guidance notes

What does this question cover?

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

What is classed as 'Low water pressure'?

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

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

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

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

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

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

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

Question 3.5

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

✓ See answer

Answer

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

Guidance notes

What is water hardness?

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

What are the effects of hard water?

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

Converting mg/l calcium and mg/l calcium carbonate

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

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

Question 3.6

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

✓ No meter

Answer

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

Guidance notes

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

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



Question 4.1.1

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



Hafren Dyfrdwy

The Sewerage Undertaker for the area is:

Hafren Dyfrdwy
Wrexham Road
Wrexham
LL14 4EH

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

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

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

Question 4.1.2

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



Hafren Dyfrdwy

The Water Undertaker for the area is:

Hafren Dyfrdwy
Wrexham Road
Wrexham
LL14 4EH

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

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

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

Question 4.2

Who bills the property for sewerage services?

 **Not billed**

Answer

- The property is not billed for sewerage services.

Guidance notes

Why is the property not billed?

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

What if this is a new property?

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

Question 4.3

Who bills the property for water services?

✓ Hafren Dyfrdwy

Answer

The property is billed for water services by:

Hafren Dyfrdwy
Wrexham Road
Wrexham
LL14 4EH

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

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

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

Guidance notes

Where can I find details about the water connection?

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

Question 4.4

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

✓ **Unmeasured**

Answer

- Charges are based on the property's Rateable Value, which is 152.00.
- The yearly charge is £413.53.
- The yearly charge is a general indication of what a new occupier will pay. It is based on either this financial year's charging rates or the current occupier's charges for their billing period.
- A new occupier's yearly charge may differ. Rates are updated every year on 1 April, and a new occupier's billing period may include rates from more than one financial year.

Guidance notes

What is Rateable Value?

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

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

Can I change my Rateable Value?

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

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

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

Can the water company install a meter?

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

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

Question 4.5

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

✓ See answer

Answer

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

Guidance notes

Hafren Dyfrdwy's supply area

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

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

What are smart meters?

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

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

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



Appendices

Appendix 1

Glossary

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Appendix 2.1-2.3

Understanding the private sewer transfer

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Appendix 3

Building over or close to public sewer assets

[Pages 33](#)



Appendix 4.1-4.2

Water pipe responsibilities and building close to public water assets

[Page 34-35](#)



Appendix 5

Complaints procedure

[Page 36](#)



Appendix 6

Terms and conditions

[Page 37-39](#)



Additional reports and plans

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

Appendix 1

Glossary

General terms

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

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

Undertaker: Either the Sewerage or Water Undertaker.

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

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

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

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

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

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

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

Types of assets

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

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

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

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

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

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

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

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

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

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

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

Sewer adoptions

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

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

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

The open water market

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

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

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

Legislation

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

www.legislation.gov.uk

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

Tel: 0115 971 3550

Email: enquiries@severntrentsearches.com

Appendix 2.1

Understanding the private sewer transfer

Introduction

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

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

Important dates and information:

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

The private sewer transfer

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

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

Homeowners are only responsible for their:

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

Sewerage Undertakers are responsible for:

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

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

The pumping station transfer

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

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

The following pumping stations transferred:

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

These pumping stations remained private:

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

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

Exceptions to the transfer

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

Other exceptions to the 2011 transfer include:

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

Appendix 2.2

Potential issues for homeowners following the private sewer transfer

Potential issues for homeowners

Assets not shown on the sewer map

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

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

Blockages and pipe responsibilities

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

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

Access rights

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

Extending the property

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

Properties built after July 2011

Properties in Wales

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

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

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

Properties in England

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

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

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

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

Contact details

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

Severn Trent Water (England)

Sewer operations team:

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

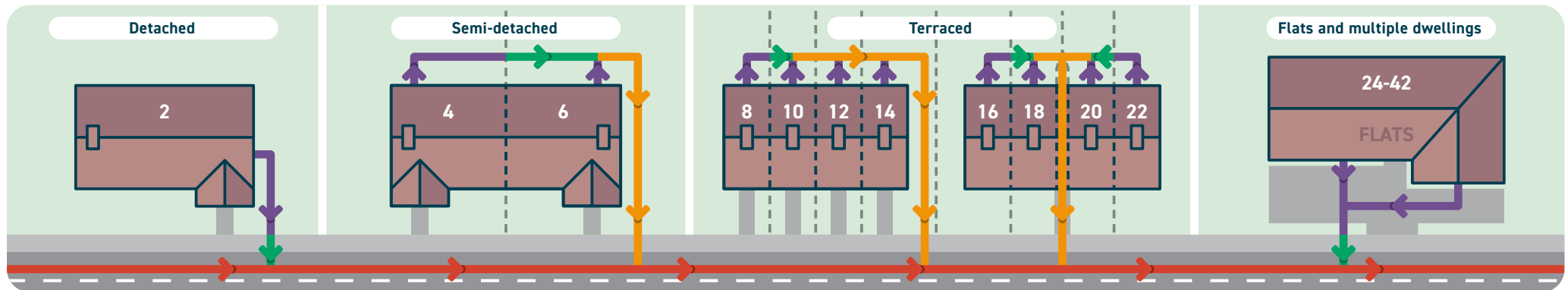
Hafren Dyfrdwy (Wales)

Sewer operations team:

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

Appendix 2.3

Example sewer layouts for properties built before 01 July 2011



Understanding this diagram

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

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

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

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

Sewer pipe responsibilities key

Homeowners are responsible for their:

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

Sewerage Undertakers are responsible for:

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

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

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

Property types

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

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

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

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

Appendix 3

Building over or close to public sewer assets

Building close to public sewer pipes

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

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

Applying for build over approval

There are two routes to build over approval:

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

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

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

Previous build over approvals

Before 01 November 2004

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

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

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

Previously private sewer pipes which became public on 01 October 2011

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

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

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

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

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

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

Contact details

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

Severn Trent Water (England)

Build over team:

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

Hafren Dyfrdwy (Wales)

Build over team:

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

Appendix 4.1

Water pipe responsibilities and building close to public water assets

Water pipe responsibilities

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

Water Undertakers are responsible for the:

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

Homeowners are responsible for the:

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

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

Private supply pipes

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

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

Building near public water pipes

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

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

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

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

Contact details

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

Severn Trent Water (England)

Building near public water pipes:

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

Water pipe responsibilities advice:

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

Hafren Dyfrdwy (Wales)

Building near public water pipes:

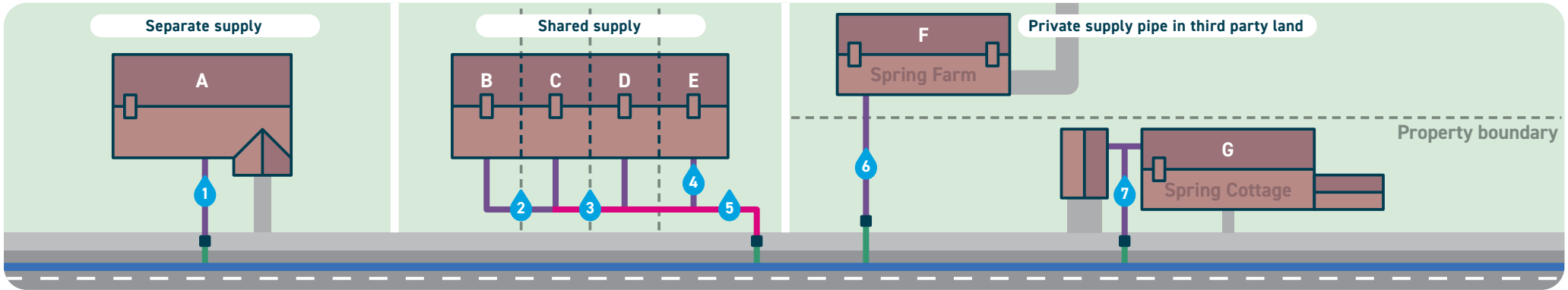
- 02477 716185
- assetprotection@hdcymru.co.uk

Water pipe responsibilities advice:

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

Appendix 4.2

Water pipe responsibilities diagram



Separate private supply pipe

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

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

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

Shared private supply pipe

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

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

Supply pipes in third party land

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

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

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

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

Water pipe responsibilities key

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

Appendix 5

Complaints procedure

Making a complaint

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

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

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

Stage 1

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

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

Stage 2

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

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

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

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

How to contact us

Complaints should be sent to:

Email: enquiries@severntrentsearches.com

Tel: 0115 971 3550

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

The Property Ombudsman scheme

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

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

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

How to contact The Property Ombudsman

Complaints should be sent to:

The Property Ombudsman scheme

E-mail: admin@tpos.co.uk

Tel: 01722 333306

Website: www.tpos.co.uk

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



Appendix 6

CON29DW Drainage and Water Enquiry (DOMESTIC) Terms and Conditions

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

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Agreement

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

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

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

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

2. The Report

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

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

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

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

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

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

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

Appendix 6

Terms and conditions continued

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

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

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

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

3. Cancellation rights

As a consumer

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

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

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

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

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

www.severntrentsearches.com

As a Business

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

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

www.severntrentsearches.com.

4. Limitation of Liability

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

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

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

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

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

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

5. Intellectual Property Rights

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

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

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

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

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

Appendix 6

Terms and conditions continued

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

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

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

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

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

6. Payment

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

Report specified by the Company, without any set off, deduction or counterclaim. Unless the Customer or Client has an account with the Company for payment for Reports, the Company must receive payments for Reports in full before the Report is produced. For Customers or Clients with accounts, payment terms will be as agreed with the Company.

7. General

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

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

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

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

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

Customer complaints procedure

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

www.severntrentsearches.com

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

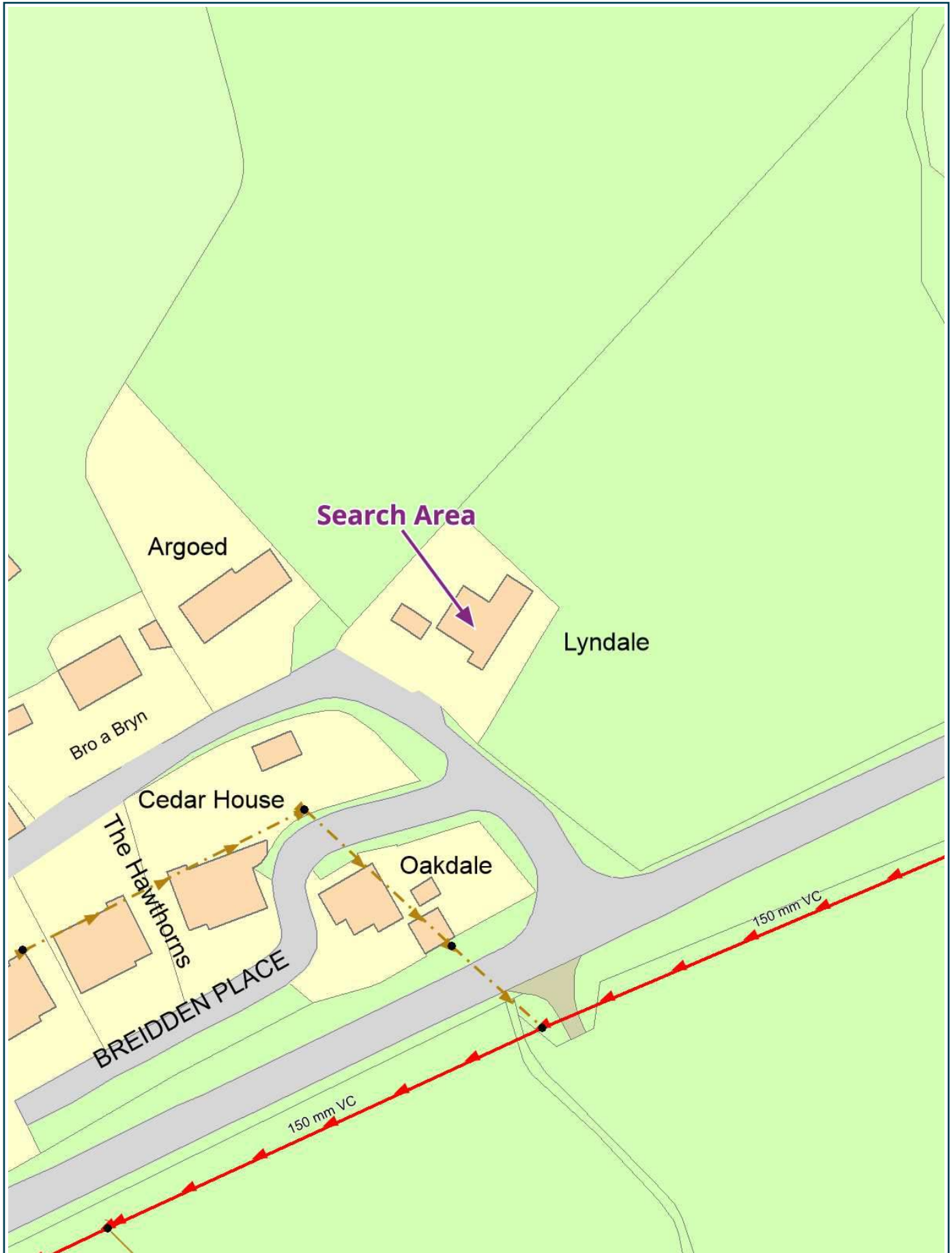
The Ombudsman can award compensation of up to £25,000 to you if the Ombudsman finds that you or your client has suffered actual financial loss, distress or inconvenience.

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

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

Registered office

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



Hafren Dyfrdwy | Sewer record notes

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



Hafren Dyfrdwy | Water record notes

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Public sewer assets

Maintained by the Sewerage Undertaker

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

Other symbols

	Foul or Combined manhole
	Surface water manhole
	Fitting
	Chamber
	Abandoned pipe

Other assets

Responsibility varies

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

Notes

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

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

Water assets

Water pipes and ducts

	Water main
	Service pipe / Private pipe
	Aqueduct
	Abandoned pipe
	Duct

Water assets

Fittings

	Valve
	Hydrant
	Washout
	Meter

Further information

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

Search Details

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

Property:
Lyndale, Trewern, Welshpool, SY21 8EA

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

Date Returned:
20/08/2026

Property type:
Residential

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

Lyndale, Trewern, Welshpool, SY21 8EA

Reference:
ITK0000128934621

Grid reference:
328214 311511

Your reference:
ITK0000128934621

Date:
20 August 2026

Consultant's guidance and recommendations inside.



Customer Support
info@groundsurre.com

Professional opinion

Key results

✓ No significant environmental risks have been identified

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



Contaminated land

Passed

Page 2 →

Groundsure has not identified any risks of concern relating to contaminated land liabilities under Part 2A of the EPA 1990.

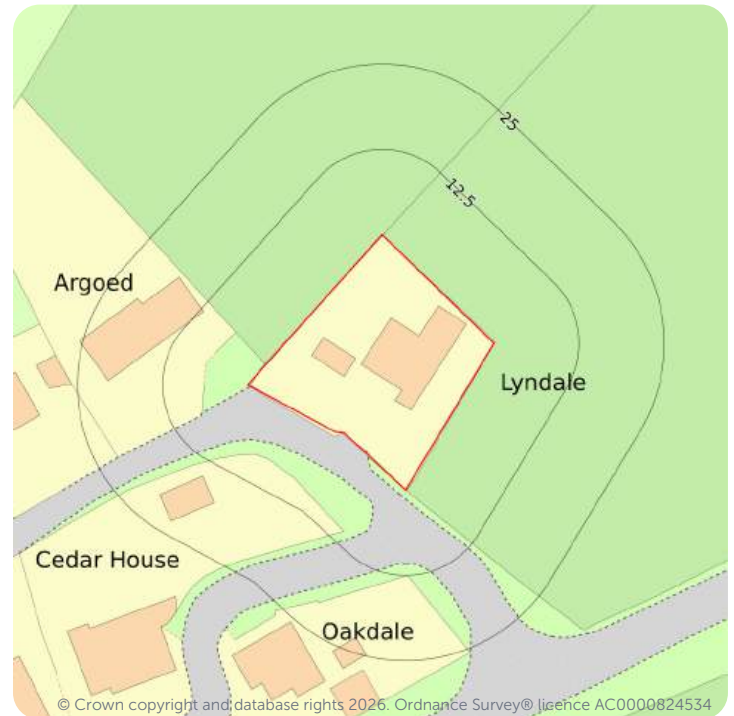


Flooding

Negligible

Page 3 →

No flood risks of significant concern have been identified at the site.



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Other results

Review recommendations



Ground stability

Identified

Page 6 →



Radon

Identified

Page 14 →



Planning constraints

Identified

Page 21 →



Planning applications

Identified

Page 16 →



Energy

Identified

Page 23 →



Transportation

Not identified

Page 29 →

ClimateIndex™

Page 8

Summary →

Physical risks

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

A

5 years

Negligible

A

30 years

Negligible

Rating key

A

B

C

D

E

F

Negligible risk → High risk

Transition risks

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

Contaminated land liability

Passed

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

Past land use

Passed

Waste and landfill

Passed

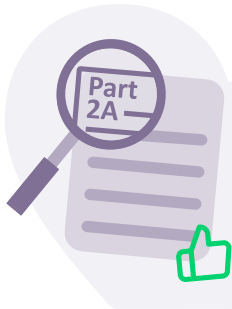
Current/recent land use

Passed

Next steps

Contaminated land liability

None required.



What is Part 2A and why does it matter?

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

Flooding ?

Negligible

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

Section links

Building assessment →

Risk to site

River and coastal flooding

Very Low

Surface water flooding

Negligible

Groundwater flooding

Negligible

Past flooding

Not identified

Flood storage areas

Not identified

Risk to building(s)

Very Low

Negligible

Negligible

Not identified

Not identified

FloodScore™ insurance rating

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

Very Low

Next steps

Flooding

None required.



How can this affect insurability & future planning?

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

Flooding

Building assessment ?

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

Section links

Back to section summary →

Building assessment →



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- Site Outline
- Building(s) Structure(s)
- Search buffers in metres (m)

Overall risk:

- High
- Moderate-High
- Moderate
- Low-Moderate
- Low
- Negligible

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

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

Description / Location	Overall risk	Rivers & coastal	Surface water	Groundwater	Historical flood (at location)	Flood defences (at location)
Detached House 328219, 311513	Negligible	Very Low	Negligible	Negligible	No	No

Description / Location	Overall risk	Rivers & coastal	Surface water	Groundwater	Historical flood (at location)	Flood defences (at location)
------------------------	--------------	------------------	---------------	-------------	--------------------------------	------------------------------

Domestic Outbuilding 328208, 311513	Negligible	Very Low	Negligible	Negligible	No	No
--	------------	----------	------------	------------	----	----

Ground stability

Identified

The property is assessed to have potential for natural or non-natural ground subsidence.

Section links

Natural

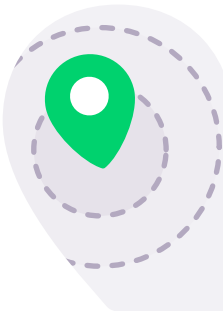
Natural ground stability Moderate-High → Non-natural ground stability Not identified

Next steps

Ground stability

The property is indicated to lie within an area that could be affected by natural ground subsidence. You should consider the following:

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



Why do we search beyond the property boundary?

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

Ground stability

Natural ground stability

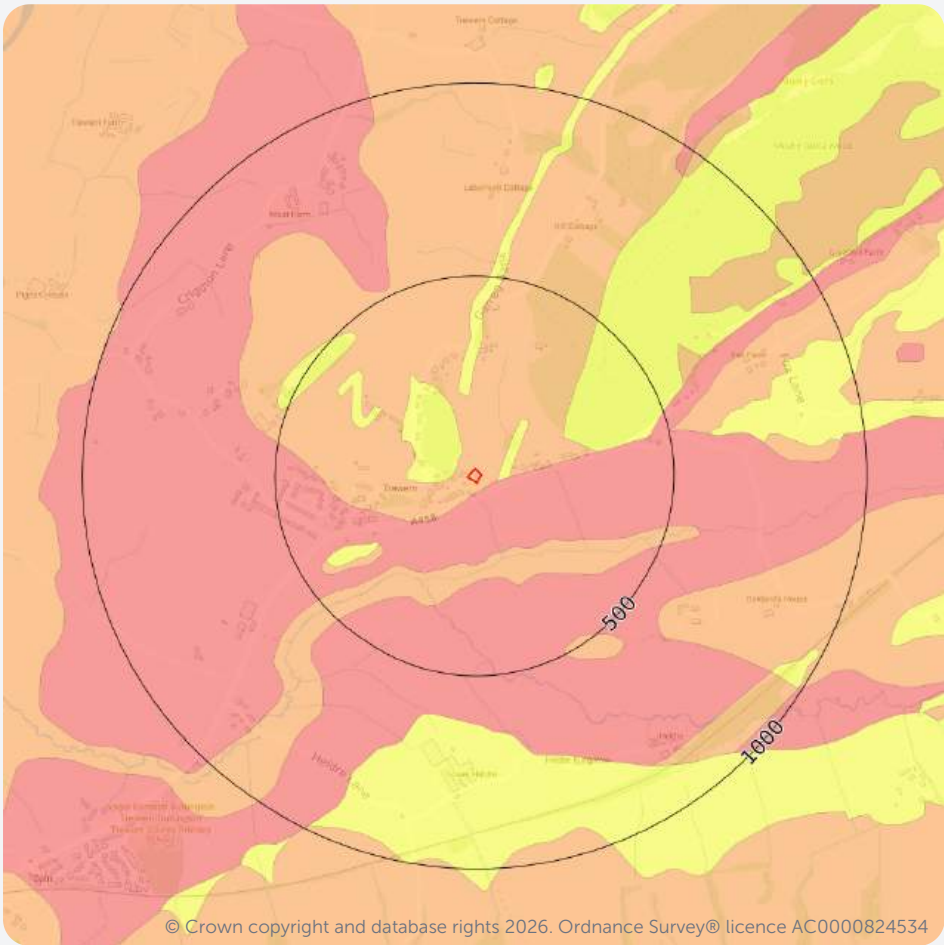
Moderate-High

The data in this section relates to ground instability hazards that are a result of the natural geological conditions of the area.

Section links

Natural

Back to section summary →



- Site Outline
- Search buffers in metres (m)
- Moderate - high
- Low
- Negligible - very low

Natural ground stability

The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims or events. Additionally, this data does not take into account whether buildings on site have been designed to withstand any degree of subsidence hazard.

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by the British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.



ClimateIndex™

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

Section links

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

Physical risks

Negligible



Transition risks

Advice available



Next steps

Let's talk about climate

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

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



Why do we project climate risks over 5 and 30 years?

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

ClimateIndex™

Physical risks

Negligible

Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from flooding, natural ground stability and coastal erosion.

Section links

[Back to section summary](#) →

[Physical risks](#) →

[Flooding](#) →

[Ground stability](#) →

[Transition risks \(EPC\)](#) →

Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

The risks with the greatest impact on the overall ClimateIndex™ are positioned first in the list(s) below. Any risks that have not been identified at the site have been omitted.

A

5 years

Negligible

A

30 years

Negligible

Rating key



The ClimateIndex™ (A-F) is an overall illustration of the potential impact from the physical risks covered in this assessment - flooding from numerous sources, ground stability and coastal erosion.

ClimateIndex™

Flooding ?

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

Section links

Back to section summary →

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

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

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

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

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

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

This data is sourced from Ambiental Risk Analytics.

ClimateIndex™

Ground stability

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

Section links

Back to section summary →

Physical risks



Flooding



Ground stability



Transition risks (EPC)



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

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

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

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

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

This data is sourced from the British Geological Survey

ClimateIndex™

Transition risks (EPC) ?

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

Section links

[Back to section summary](#) →

Physical risks → [Flooding](#) →
Ground stability → [Transition risks \(EPC\)](#) →

Energy Performance

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

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

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

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

Letting and energy efficiency regulations

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

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

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

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

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



1st April 2020

Future proposal - 2028

Future proposal - 2030

All rented properties to be E of above

Cost cap for improvements:
£3,500

Proposal for higher standard of
energy efficiency for new tenancies

Cost cap for improvements:
£15,000

Proposal for higher standard of
energy efficiency for all tenancies

Cost cap for improvements:
£15,000

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

Radon

Identified

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 1% and 3%.

Section links

Radon



Next steps

Radon

The property is in an area where elevated radon levels are expected to be found in 1-3% of properties.

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



Why does our result differ from the free radon checker?

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

Radon

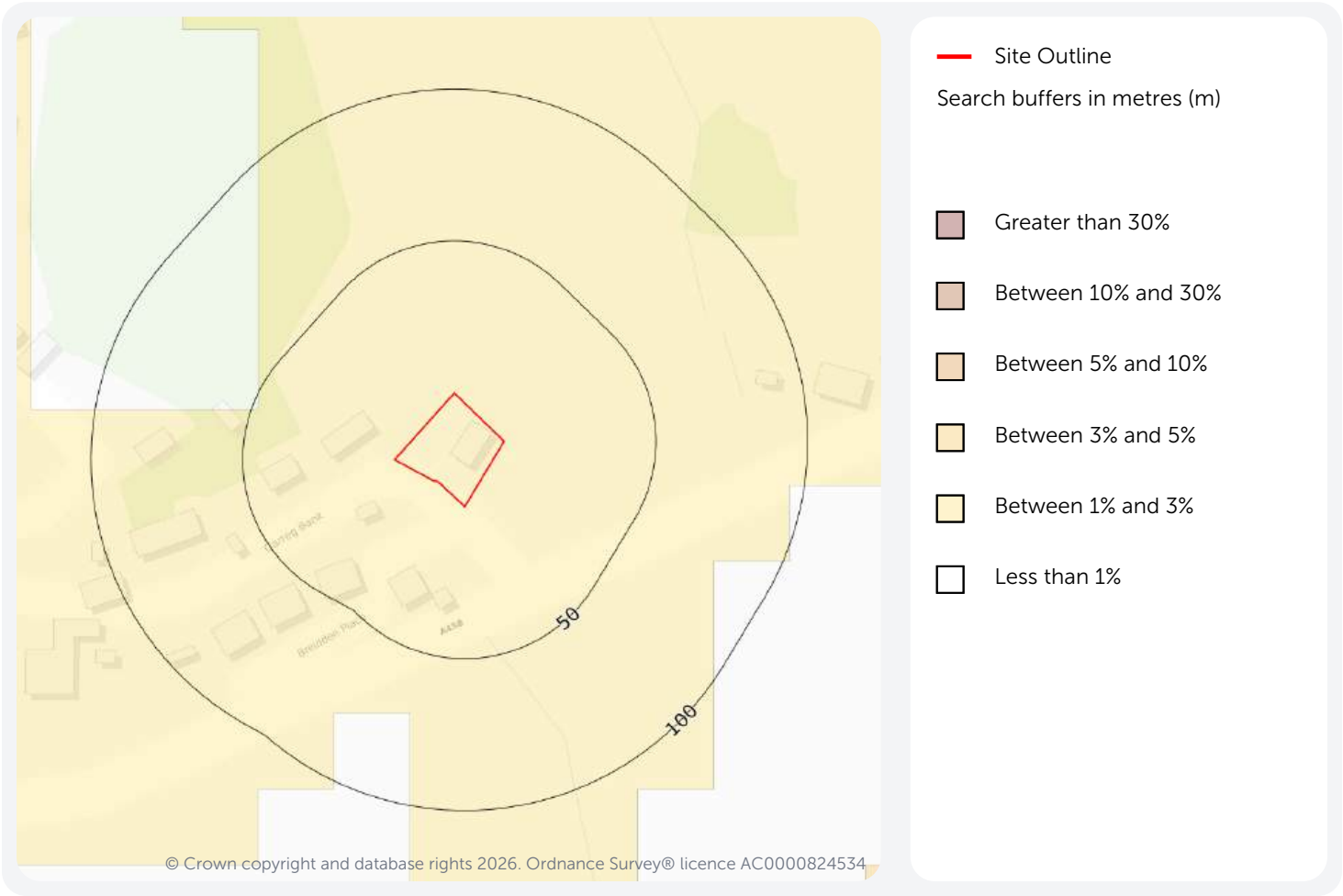
Identified

The property lies within a radon affected area.

Section links

Back to section summary →

Radon →



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

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

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

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

Planning ?

Identified

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

Section links

Planning applications → Planning constraints →

Planning applications

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

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

1	Home improvement	searched to 250m →
0	Small residential	searched to 250m
1	Medium residential	searched to 500m →
1	Large residential	searched to 750m →
6	Mixed and commercial	searched to 750m →

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

Planning constraints

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

Environmental designations	Identified →
Visual and cultural designations	Identified →

Next steps

Planning constraints

None required.



How will this affect your future plans?

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

Planning

Planning applications ?

Identified

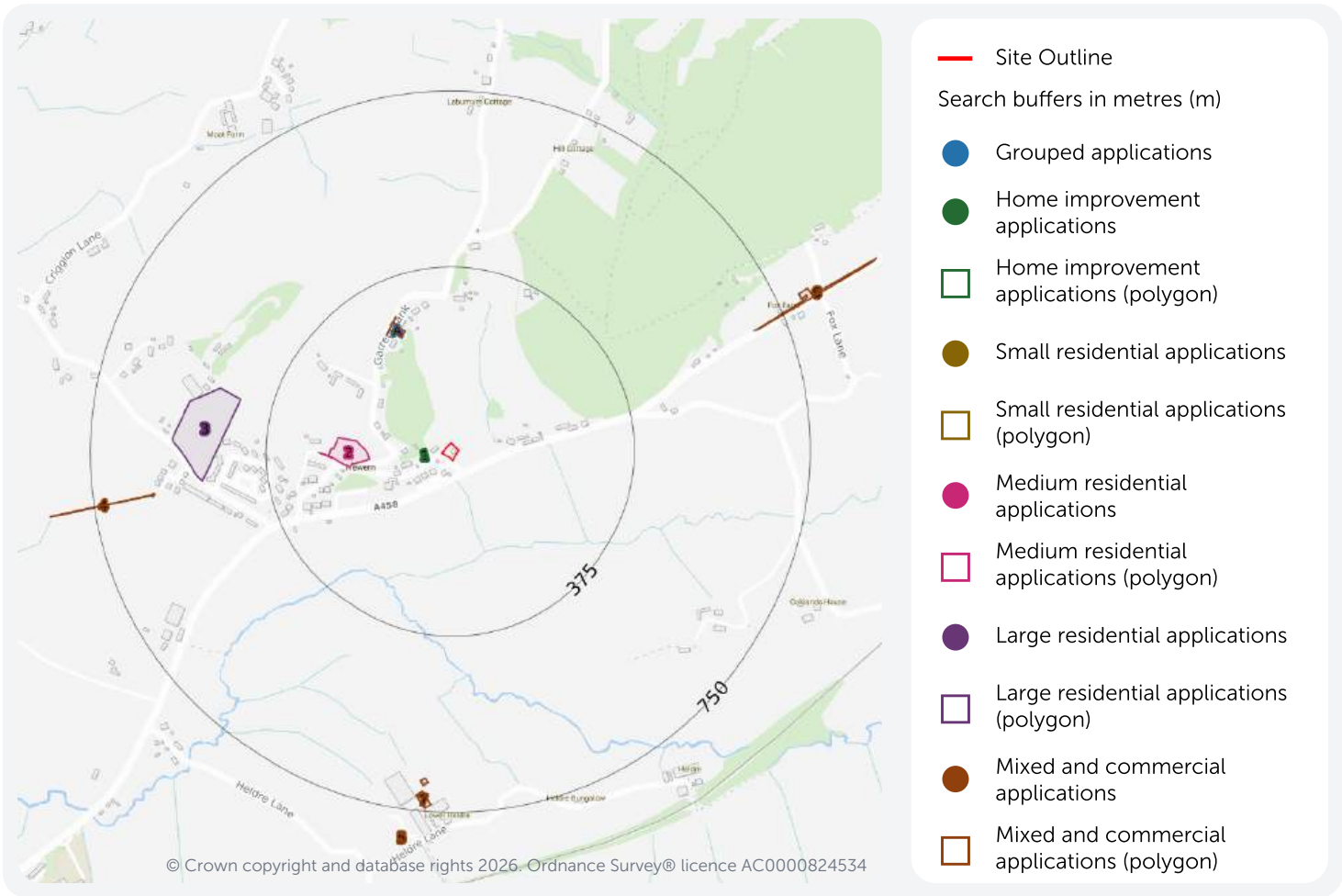
Planning applications have been identified at or in proximity of the property.

Section links

Back to section summary →

Planning applications →

Planning constraints →



Home improvement applications searched to 250m

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

ID	Details	Description	Online record
ID: 1 Distance: 29 m Direction: W	Application reference: 21/0851/HH Application date: 20/05/2021 Council: Powys	Address: Bro A Bryn Tre-Wern Welshpool SY21 8EA Project: Building Extension and Refurbishment Last known status: Approved Decision date: 03/08/2021	Link

The data is sourced from Serac Tech

Medium residential applications searched to 500m

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

ID	Details	Description	Online record
ID: 2 Distance: 155 m Direction: W	Application reference: 20/0353/RES Application date: 05/03/2020 Council: Powys	Address: Land Adjoining To Severn Oaks Garreg Bank Trewern Welshpool Powys SY21 8EA Project: Reserved Matters for 5 Dwellings (Scale/Appearance/Siting/Landscaping) Last known status: Approved Decision date: 13/10/2021	Link

The data is sourced from Serac Tech

Large residential applications searched to 750m

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

ID	Details	Description	Online record
ID: 3 Distance: 444 m Direction: W	Application reference: 24/1839/FUL Application date: 18/12/2024 Council: Powys	Address: Land At Gate Farm Criggion Lane Trewern Welshpool Powys SY21 8EE Project: 40 Affordable Dwellings Last known status: Approved Decision date: 18/12/2025	Link

The data is sourced from Serac Tech

Mixed and commercial applications searched to 750m

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



ID	Details	Description	Online record
ID: A Distance: 247 m Direction: NW	Application reference: 23/1176/FUL Application date: 09/08/2023 Council: Powys	Address: The Sycamores Garreg Bank Trewern SY21 8EA Project: 2 Mobile Shepherd's Huts (Holiday Accommodation) Last known status: Approved Decision date: 30/01/2024	Link
ID: A Distance: 248 m Direction: NW	Application reference: 21/2254/FUL Application date: 12/01/2022 Council: Powys	Address: The Sycamores Garreg Bank Trewern Welshpool SY21 8EA Project: Holiday Accommodation (Change of Use) Last known status: Refused Decision date: 22/08/2022	Link
ID: 4 Distance: 618 m Direction: W	Application reference: 22/1925/FUL Application date: 21/11/2022 Council: Powys	Address: Gate Farm Criggion Lane Tre-wern Welshpool Powys SY21 8EE Project: Sewage Treatment Plant Installation Last known status: Approved Decision date: 13/03/2023	Link
ID: 5 Distance: 679 m Direction: S	Application reference: 21/0674/FUL Application date: 15/04/2021 Council: Powys	Address: Lower Heldre Heldre Lane Buttington Welshpool SY21 8TD Project: Manure Store and Slurry Tower Development Last known status: Approved Decision date: 23/08/2022	Link
ID: 6 Distance: 684 m Direction: NE	Application reference: 20/1284/FUL Application date: 18/08/2020 Council: Powys	Address: Fox Farm Cottage Tre-wern Welshpool Powys SY21 8EH Project: Agricultural Storage Shed (Retrospective) Last known status: Approved Decision date: 18/02/2021	Link
ID: 7 Distance: 708 m Direction: S	Application reference: 21/1862/FUL Application date: 22/11/2021 Council: Powys	Address: Lower Heldre Heldre Lane Buttington Welshpool SY21 8TD Project: Agricultural Building Development Last known status: Approved Decision date: 20/01/2022	Link

The data is sourced from Serac Tech

Planning

Planning constraints

Identified

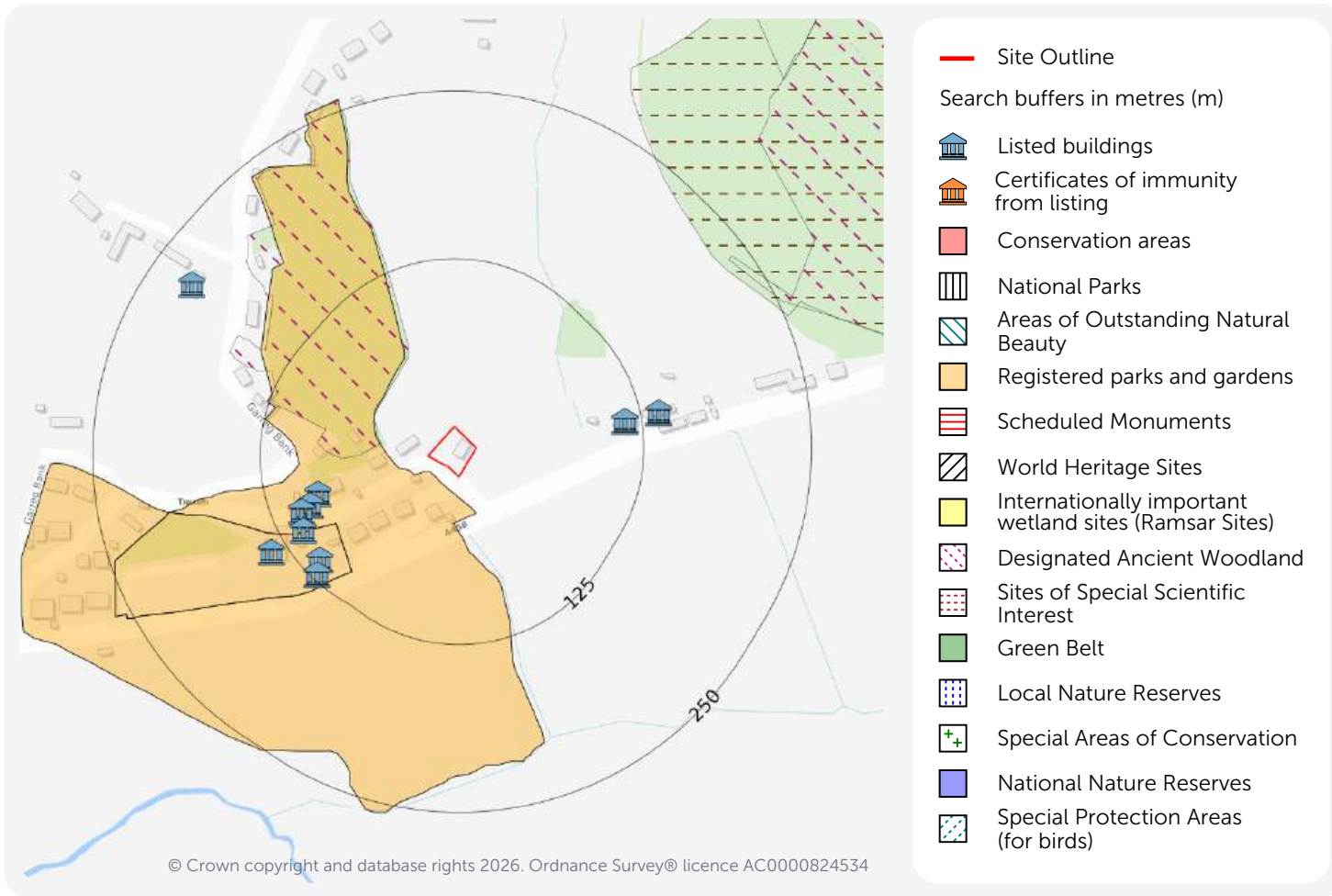
Protected areas have been identified within 50 metres of the property.

Section links

Back to section summary →

Planning applications →

Planning constraints →



Designated Ancient Woodland

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

Distance	Direction	Ancient Woodland Name	Ancient Woodland Type
36 m	W	Unknown	Restored Ancient Woodland Site

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

Registered Parks and Gardens

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

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

Distance	Direction	Name	Grade
10 m	SW	Maesfron	

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

Energy ?

Identified

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

Section links

Wind and solar →

Oil and gas

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

Oil and gas areas

Not identified

Not identified

Oil and gas wells

Wind and solar

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

Planned multiple wind turbines

Identified →

Planned single wind turbines

Identified →

Existing wind turbines

Identified →

Proposed solar farms

Identified →

Existing solar farms

Not identified

Energy Infrastructure

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

Power stations

Not identified

Energy infrastructure

Not identified

Projects

Not identified

Next steps

Wind

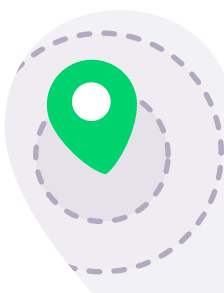
Existing or proposed wind installations have been identified within 10km.

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

Solar

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

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



Why do we search such a large area?

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

Wind and solar ?

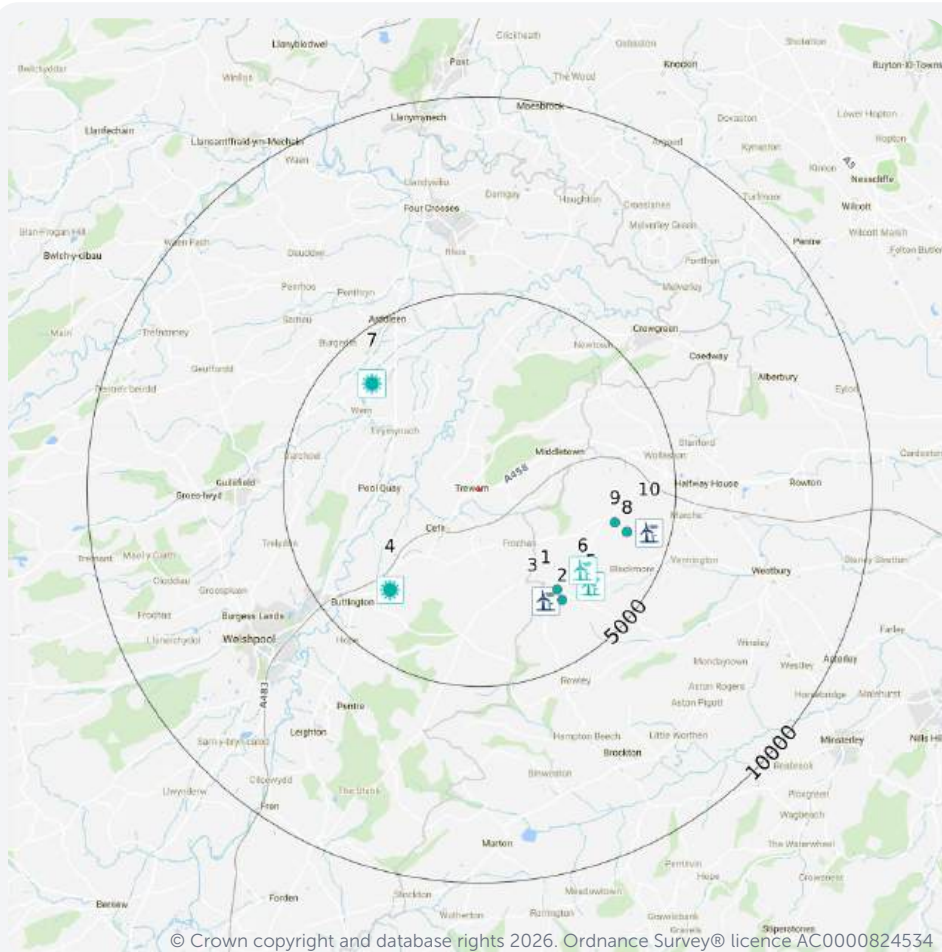
Identified

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

Section links

[Back to section summary](#) →

Wind and solar



— Site Outline

Search buffers in metres (m)



Wind farms



Proposed wind farms



Proposed wind turbines



Existing and agreed solar installations



Proposed solar installations

Wind farms

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

ID	Distance	Direction	Details
1	3-4 km	SE	Site Name: Woodleasowes Farm, Blackmore, Westbury, Shrewsbury, West Midlands, SY5 9SA Operator Developer: Wind FX Ltd Status of Project: Operational Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.1MW Total project capacity: 0.1 Approximate Grid Reference: 329902, 308681
10	4-5 km	E	Site Name: Hargreaves Farm, Halfway House, Shrewsbury, West Midlands Operator Developer: Roger Parry & Partners LLP Status of Project: Operational Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.225MW Total project capacity: 0.225 Approximate Grid Reference: 332543, 310413

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

Proposed wind farms

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

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

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

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

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

Proposed wind turbines

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

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

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

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

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

Proposed solar installations

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

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

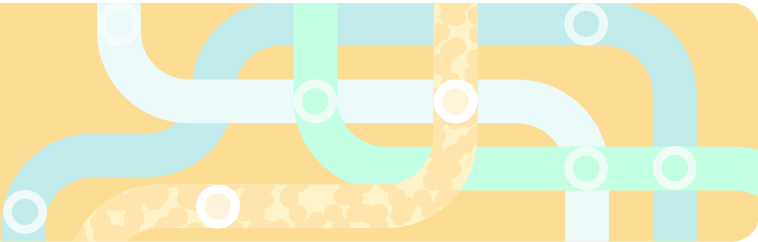
ID	Distance	Direction	Address	Details	
4	3-4 km	SW	Buttington Old Hall, Buttington, Welshpool, Powys, SY21 8ST	Applicant name: Mr Robert Prycejones Application Status: Pending Consideration Application Date: 13/01/2022 Application Number: 21/2360/FUL	Installation of ground mounted Solar PV arrays
7	3-4 km	NW	Land at Burgedin Wern Farm, Nr Guilsfield, Welshpool, Powys, SY21 9LQ	Applicant name: Mr George Whitworth Application Status: - Application Date: 15/09/2014 Application Number: P/2014/0954	Full: Erection of a single row of ground based photovoltaic panels

This data is sourced from Serac Tech and Glenigan.

Transportation
 ?

Not identified

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



HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future. Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 route	Not identified
HS2 safeguarding	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise	Not assessed
HS2 visual impact	Not assessed

Crossrail

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

Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 safeguarding	Not identified
Crossrail 2 headhouse	Not identified

Other railways

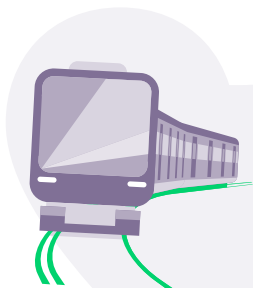
The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

Active railways and tunnels	Not identified
Historical railways and tunnels	Not identified
Railway and tube stations	Not identified
Underground	Not identified

Next steps

Transportation

None required.



How will the area's connectivity change?

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

Datasets searched

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

Contaminated Land		Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified	Pollution incidents	Not identified
Former tanks	Not identified	Flooding	
Former energy features	Not identified	Risk of flooding from rivers and the sea	Not identified
Former petrol stations	Not identified	Flood storage areas: part of floodplain	Not identified
Former garages	Not identified	Historical flood areas	Not identified
Former military land	Not identified	Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified	Flood defences	Not identified
Waste site no longer in use	Not identified	Surface water flood risk	Not identified
Active or recent landfill	Not identified	Groundwater flooding	Not identified
Former landfill (from Environment Agency Records)	Not identified	Natural ground subsidence	
Active or recent licensed waste sites	Not identified	Natural ground subsidence	Identified
Recent industrial land uses	Not identified	Natural geological cavities	Not identified
National Geographic Database (NGD) - Current or recent tanks	Not identified	Non-natural ground subsidence	
Current or recent petrol stations	Not identified	Coal mining	Not identified
Hazardous substance storage/usage	Not identified	Non-coal mining areas	Not identified
Sites designated as Contaminated Land	Not identified	Non-coal mining	Not identified
Historical licensed industrial activities	Not identified	Mining cavities	Not identified
Current or recent licensed industrial activities	Not identified	Infilled land	Not identified
Local Authority licensed pollutant release	Not identified	Cheshire Brine	Not identified
Pollutant release to surface waters	Not identified	Climate change	
Pollutant release to public sewer	Not identified	Flood risk (5 and 30 Years)	Identified
Dangerous industrial substances (D.S.I. List 1)	Not identified	Ground stability (5 and 30 Years)	Identified
Dangerous industrial substances (D.S.I. List 2)	Not identified	Complex cliffs	Not identified

Climate change

Projections with active management or intervention measures in place	Not identified
Projections with no active management plan or intervention	Not identified

Radon

Radon	Identified
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Planning Applications

Home improvement applications searched to 250m	Identified
Small residential applications searched to 250m	Not identified
Medium residential applications searched to 500m	Identified
Large residential applications searched to 750m	Identified
Mixed and commercial applications searched to 750m	Identified

Planning constraints

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

Planning constraints

Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Identified

Oil and gas

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

Wind and solar

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

Energy

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

Transportation

HS2 route: nearest centre point of track	Not identified
HS2 route: nearest overground section	Not identified
HS2 surface safeguarding	Not identified
HS2 subsurface safeguarding	Not identified
HS2 Homeowner Payment Zone	Not identified

Transportation

HS2 Extended Homeowner Protection Zone	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise and visual assessment	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Not identified
Railway tunnels	Not identified
Active railway stations	Not identified
Historical railway infrastructure	Not identified
Abandoned railways	Not identified
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified

Methodologies and limitations

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

Data providers

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

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

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

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

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

Complaints Advice

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

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

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

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

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

Complaints should be sent to:

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

Email: info@groundsure.com

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

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

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Energy performance certificate (EPC)

Lyndale Trewern WELSHPOOL SY21 8EA	Energy rating F	Valid until:	5 September 2036
		Certificate number:	0330-2534-3610-2106-2605

Property type	Detached bungalow
Total floor area	99 square metres

Rules on letting this property

You may not be able to let this property

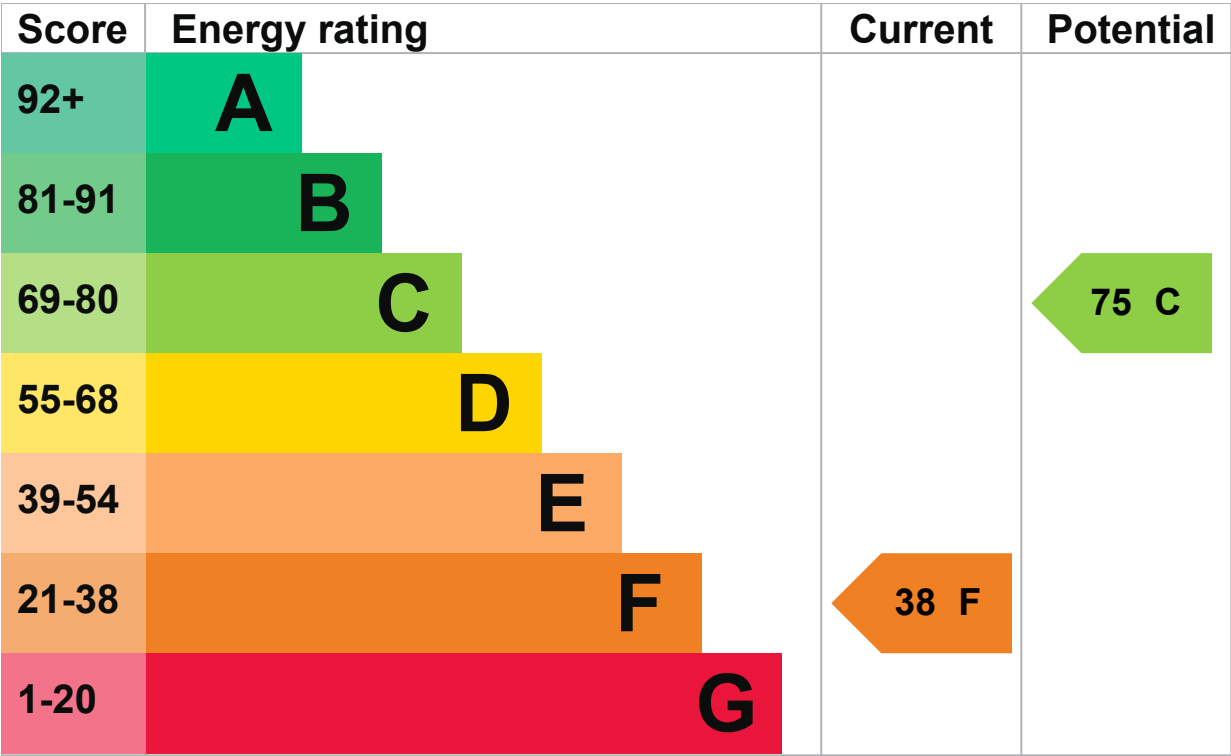
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

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



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

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

For properties in England and Wales:

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

Breakdown of property’s energy performance

Features in this property

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

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

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 300 mm loft insulation	Very good
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Poor

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

Primary energy use

The primary energy use for this property per year is 328 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

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

Smart meters

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

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

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

How this affects your energy bills

An average household would need to spend **£2,061 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £1,069 per year** if you complete the suggested steps for improving this property's energy rating.

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

Heating this property

Estimated energy needed in this property is:

- 15,971 kWh per year for heating
- 2,897 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	8.1 tonnes of CO2
This property’s potential production	3.6 tonnes of CO2

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

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

Steps you could take to save energy

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

Step 1: Cavity wall insulation

Typical installation cost	£900 - £1,500
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Typical yearly saving	£378
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Potential rating after completing step 1	49 E
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Step 2: Floor insulation (solid floor)

Typical installation cost	£5,000 - £10,000
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Typical yearly saving	£208
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Potential rating after completing steps 1 and 2	55 D
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Step 3: Draught proofing

Typical installation cost	£150 - £250
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Typical yearly saving	£39
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Potential rating after completing steps 1 to 3	57 D
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Step 4: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost	£220 - £250
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Typical yearly saving	£59
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Potential rating after completing
steps 1 to 4

59 D

Step 5: Replace boiler with new condensing boiler

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

Typical yearly saving £297

Potential rating after completing
steps 1 to 5

68 D

Step 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows

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

Typical yearly saving £89

Potential rating after completing
steps 1 to 6

71 C

Step 7: Solar photovoltaic panels, 2.5 kWp

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

Typical yearly saving £207

Potential rating after completing
steps 1 to 7

75 C

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

[Speak to an advisor from Nest](#)

Help paying for energy saving improvements

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

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

Who to contact about this certificate

Contacting the assessor

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

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

Contacting the accreditation scheme

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

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

About this assessment

Assessor's declaration	No related party
Date of assessment	4 September 2026
Date of certificate	6 September 2026
Type of assessment	► RdSAP

Other certificates for this property

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

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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