

Your Search Results :

32 36

Chapel Park Road

St Leonards On Sea

East Sussex

TN37 6HU



LandSearches



Property Search Group (Northampton)
Unit 6 Brookfield,Duncan Close
Moulton Park
Northampton
Northamptonshire
NN3 6WL

Your Ref
P2.GW.14084.2
Our Ref
LS/U1079467/S.B.
Date
26 Feb 2015
Contact
searches@southernwater.co.uk

Dear Sir/Madam

Your Search Results: 32 36, Chapel Park Road

Please find enclosed the results of your property search request. If you have any questions arising from the results please call our helpline on 0330 303 0276, which is open from 08.00 to 17.00hrs or send your enquiry to the following email address: Searches@southernwater.co.uk.

Yours faithfully

Southern Water Land Searches

**32 36
Chapel Park Road
St Leonards On Sea
East Sussex
TN37 6HU**

Land Search: 32 36, Chapel Park Road, St Leonards On Sea, East Sussex, TN37 6HU
Ref: LS/U1079467/S.B.
Date: 26 Feb 2015
Contact: Southern Water Services
Tel: 0330 303 0276
Email: searches@southernwater.co.uk

MAPS

Public Sewer Map

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

A: A copy of the statutory sewer map is provided

1. The Water Industry Act 1991 defines Public sewers as those which The Company have responsibility for. Other assets and rivers, watercourses, ponds, culverts or highway drains may be shown for information purpose only.

2. Any Private Sewers or Lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

Map of Waterworks

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

A: The water supply for this area is provided by Southern Water Services, Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX and a copy of the map of waterworks is provided.

1. Assets other than vested water mains may be shown on the plan, for information only.

2. The company is not responsible for private supply pipes connecting the property to the public water main and does not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

3. If an extract of the public water main record is enclosed. This will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

DRAINAGE

Foul Water

2.1 Q: Does foul drainage from the property drain to a public sewer?

A: This enquiry appears to relate to a plot of land or a recently built property. It is recommended that drainage proposals are checked with the developer.

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

Surface Water Drainage

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

A: This enquiry appears to relate to a plot of land or a recently built property. It is recommended that drainage proposals are checked with the developer.

- 1. The company is not responsible for private drains and sewers that connect the property to the public sewerage system and does not hold details of these. The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility, with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller, the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.*
- 2. An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.*
- 3. In some cases company records do not distinguish between foul and surface water connections to the public sewerage system. If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the company.*
- 4. If surface water does not drain to the public sewerage system the property may have private facilities in the form of a soakaway or private connection to a watercourse*

Surface Water Drainage Charges

2.3 Q: Is a surface water drainage charge payable?

A: Records indicate that this enquiry relates to a plot of land or recently built property. It is recommended that the charging proposals are checked with the developer.

- 1. Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable.*
- 2. Where surface water drainage charges are payable but if on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for rebate of the surface water drainage charge. Details can be obtained from the Sewerage Undertaker.*

Location of Sewers

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

A: The public sewer map indicates that there are no public sewers, disposal mains or lateral drains within the boundaries of the property. It is recommended that investigations are made into the drainage arrangements of the property as the owner may be liable for repairs to the drainage system.

1. The Approximate boundary of the property has been determined by reference to the Ordnance Survey record or the map supplied.

Sewer within 100 feet

2.5 Q: Does the public sewer map indicate any public sewer within 30.48 meters (100 feet) of any buildings within the property?

A: The public sewer map indicates that there are no public sewers within 30.48 metres (100 feet) of a building within the property.

1. It is recommended that investigations are made into the drainage arrangements of the property as the owner may be liable for repairs to the drainage system.

Adoption Agreements

2.6 Q: 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?

A: The company's records indicate that the sewers serving the development, of which this property forms part, are not the subject of an application for adoption under S104 of the Water Industry Act 1991. Where the property is part of an established development it would not normally be subject to an adoption agreement under Section 104 of the Water Industry Act 1991.

1. Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities.

2. Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act 1991.

Building Over Agreement

2.7 Q: Has the 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?

A: The company's records indicate that there is not a statutory agreement or consent in respect of building over a public sewer at this property. For historical reasons the company may not be aware of some agreements or consent's which have been entered into by the local authority.

Risk of Flooding Due to Overloading Public Sewers

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

A: The property is not recorded as being at risk of internal flooding due to overloaded public sewers. From the 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership. It is therefore possible that a property may be at risk of internal flooding due to an overloaded public sewer which the sewerage undertaker is not aware of. For further information it is recommended that enquiries are made of the vendor.

1. A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.

2. "Internal flooding" from the 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.

3. "At Risk" properties are those that the water company is required to include in the Regulatory Register that is reported annually to the Water Services Regulatory Authority. These are defined as properties that have suffered or are likely to suffer internal flooding from the public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Sewerage Undertaker's reporting procedure.

4. 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.

5. Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Sewerage Undertaker.

6. Public Sewers are defined as those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991.

7. It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Sewerage Undertaker. This report excludes flooding from the private sewers and drains and the Sewerage Undertaker makes no comment upon this matter.

Sewerage Treatment Works

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

A: The nearest sewage treatment works is 3.5 kilometres West of the property. The name of the sewage treatment works is BEXHILL & HASTINGS WTW, which is responsibility of Southern Water Services, Southern House, Capstone Road, Chatham, Kent ME5 7QA company.

1. The nearest sewerage treatment works will not always be the sewerage treatment works serving the catchment within which the property is situated.

2. The Sewerage undertaker's records were inspected to determine the nearest sewerage treatment works.

3. It should be noted therefore that there may be private sewerage treatment works closer than the one detailed above that have not been identified.

WATER

Connection to Mains Water Supply

3.1 Q: Is the property connected to mains water supply?

A: This enquiry relates to a plot of land or a recently built property. It is recommended that the water supply proposals are checked with the developer.

Location of Water Mains

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

A: The water supply for this area is provided by Southern Water Services, Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX whose records do not show any vested water mains within the boundary of the property.

1. *The boundary of the property has been determined by reference to the Ordnance Survey record.*

2. *The presence of a vested water main within the boundary of the property may restrict further development within it. The company has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the company or its contractors needing to enter the property to carry out work.*

Adoption of Water Mains and Services Pipes

3.3 Q: 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?

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

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

Risk of Low Water Pressure or Flow

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

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

1. *The boundary of the property has been determined by reference to the Ordnance Survey record.*

2. *"Low water pressure" means water pressure below the regulatory reference level which is the minimum pressure when demand on the system is not abnormal.*

3. *Water Companies are required to include in the Regulatory Register that is reported annually to the Water Services Regulatory Authority properties receiving pressure below the reference level, provided that allowable exclusions do not apply (i.e. events which can cause pressure to temporarily fall below the reference level).*

4. *The reference level of service is a flow of 9 litres/minute at a pressure of 10metres head on the customers side of the main stop tap (mst). The reference level of service must be applied on the customers side of a meter or any other company fittings that are on the customers side of the main stop tap.*

The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served.

For two properties, a flow of 18 litres/minute at a pressure of 10metres head on the customers' side of the mst is appropriate. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS6700 or Institute of Plumbing handbook.

5. *Allowable exclusions*

The Company is required to include in the Regulatory Register properties receiving pressure below the reference level, provided that allowable exclusions listed below do not apply

6. *Abnormal demand:*

This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand which are normally expected.

Companies should exclude from the reported DG2 figures properties which are affected by low pressure only on those days with the highest peak demands. During the report year companies may exclude, for each property, up to five days of low pressure caused by peak demand.

7. *Planned maintenance:*

Companies should not report under DG2 low pressures caused by planned maintenance.

It is not intended that companies identify the number of properties affected in each instance. However, companies must maintain sufficiently accurate records to verify that low pressure incidents that are excluded from DG2 because of planned maintenance are actually caused by maintenance.

8. *One-off incidents:*

This exclusion covers a number of causes of low pressure; mains bursts; Failures of company equipment (such as PRVs or booster pumps);

Firefighting; and Action by a third party. However, if problems of this type affect a property frequently, they cannot be

classed as one-off events and further investigation will be required before they can be excluded.

9. *Low pressure incidents of short duration:*

Properties affected by low pressures which only occur for a short period, and for which there is evidence that incidents of a longer duration would not occur

during the course of the year, may be excluded from the reported DG2 figures.

Water Quality Analysis

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

A: The analysis confirmed that tests failed to meet the standards prescribed by the 2000 Regulations or the 2001 Regulations in relation to another substance or substances, please find a report attached.

1. *Water companies have a duty to provide wholesome water that meets the standards of the Water Supply (Water Quality) Regulations 2000.*

However, the householder is responsible for any deterioration in water quality that is a result of the domestic distribution system (the supply pipe and the plumbing within the property) that results in the standards not being met.

2. *In England and Wales these Regulations implement the requirements of the European Drinking Directive 98/83/EC. The 2000 Regulations impose standards for a range of parameters, which are either health based to ensure the water is safe to drink or to ensure the water is aesthetically acceptable. They also require that drinking water should not contain any element, organism or substance (whether or not a parameter) at a concentration or value which would be detrimental to public health.*

3. *Water quality is normally tested at the tap used for domestic consumption normally the kitchen. However, the householder is responsible for any of deterioration in water quality that is a result of the domestic distribution system (the supply pipe and the plumbing within the property) that results in the standards not being met.*

4. *If there are concerns that lead pipes within the property may be causing high levels of lead in your drinking water please contact your water company (give contact details) for further advice.*

5. *The water company undertakes a monitoring programme to establish water quality that includes random sampling from domestic properties. It will notify the consumers of any failures to meet the water quality standards that are due to the condition or maintenance of the domestic distribution system.*

6. *The data collected by the company is subject to external review by the drinking water inspectorate (DWI) and by local and health authorities. In addition to reviewing quality data the DWI also carry out audits during which any area of the company's operational can be examined.*

7. *If there are concerns that lead pipes within the property may be causing high levels of lead in your drinking water please contact the company (see below) for further advice.*

Water Quality Standards

3.6 Q: Please include details of any departures authorised by the Secretary of State or National Assembly for Wales under Part 6 of the 2000 Regulations from the provisions of Part 3 of those Regulations.

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

1. *Authorised departments are not permitted if the extent of the departure from the standard is likely to constitute a potential danger to human health.*

2. *Please contact your water company if you require further information.*

Water Meters

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

A: Records indicate that this enquiry relates to a plot of land or recently built property. It is recommended that the charging proposals are checked with the developer.

1. *Where the property is not served by a water meter and the customer wishes to consider this method of charging they should contact: Southern Water Services, Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX*

CHARGING

Sewerage And Water Undertakers

4.1 Q: Who are the sewerage and water undertakers for the area?

A: The sewerage undertaker for the area is Southern Water Services, Southern House, Yeoman Road, Worthing, Sussex BN13 3NX

Southern Water Services, Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX

Sewerage Bills

4.2 Q: Who bills the property for sewerage services?

A: Records indicate that this enquiry relates to a plot of land or recently built property. It is recommended that the charging proposals are checked with the developer.

Water Bills

4.3 Q: Who bills the property for water services?

A: Records indicate that this enquiry relates to a plot of land or recently built property. It is recommended that the charging proposals are checked with the developer.

Current Basis for Sewerage and Water Charges

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

A: This enquiry relates to a plot of land or a recently built property. It is recommended that the water supply proposals are checked with the developer.

1. Measured (metered) charges can apply where the buyer makes a change of use of the property or where the buyer uses water

- where the principal use of the premises is not as a home*
- where there is garden watering other than by hand*
- which automatically replenishes a pond or swimming pool with a capacity in excess of 10,000litres*
- in a bath with a capacity in excess of 230Litres*
- in a power shower*
- in a reverse osmosis unit*

2. If a property is measured (metered) upon change of occupation this property will remain as a metered property.

3. Water and sewerage companies full charges are set out in their charges schemes which are available from the company free of charge upon request.

Trade Effluent Information

4.5 Q: Is there a Consent, on this property, to discharge Trade Effluent under S118 of the Water Industry Act (1991) into the public sewerage system?

A: The trader operating at this commercial property does not hold either a Trade Effluent Consent, or an acknowledgement of a trade effluent discharge, as issued by Southern Water.

1. Please note any existing consent is dependant on the business being carried out at the property and will not transfer automatically upon change of ownership.

Other Information

Is there a Meter fitted at the property?

Not Known - New Development

If not, Rateable Value used for charging purposes:

ADDITIONAL METER INFORMATION

The company 's records show that this property does not have a direct meter for its supply.

DISCLAIMER - These replies and information, including that shown on the enclosed plans(s), are given on the distinct understanding that neither the company nor any of its representatives is legally liable for its accuracy or for any action or omission to act whatsoever by anyone on the strength of that information, save as to obvious error. In particular, any person proposing to construct or excavate on land on the basis of information hereby provided should carry out all necessary on-site investigations.

A GUIDE TO NEW DEVELOPMENT

WASTEWATER INFORMATION

The information contained below is for general guidance only. It is recommended that Southern Water's Network Development department be contacted for further details concerning new infrastructure development.

Sewer Requisitions

It may be necessary for a developer to request that Southern Water provides a public sewer to connect a development site to the existing public system. The developer is responsible for the cost of the work, although a discount will be applied based on the future predicted income from the development served by the new sewer.

Sewer Diversions

If a public sewer crosses private land, it may be possible for the landowner/developer to request the sewer be diverted. In the majority of cases Southern Water will allow the developer to undertake this work under close supervision. Whether Southern Water or the developer undertakes the diversionary works the costs are the responsibility of the developer.

Building-over Sewers

Public sewers are afforded statutory protection and consequently there is no right to build over or in close proximity to a public sewer. If an existing public sewer either crosses a development site or is located in close proximity to a development site it is essential that a developer contact Southern Water.

Sewer Connections

A developer can serve notice on Southern Water that it wishes to make a connection to the public sewerage system. The developer must provide 21 days notice and the work will be supervised by Southern Water.

WATER INFORMATION

Water Requisitions

It may be necessary for a developer to request that Southern Water provides both: -

- a) a public water main to connect a development site to the existing public system and,
- b) on-site public water mains to serve the individual properties.

In both cases the developer is responsible for the cost of the work, although a discount will be applied based on the future predicted income from the development.

It is possible for the developer to lay the on-site mains themselves under a Self-Lay Agreement. Further details are available from Southern Water.

Water Main Diversions

The building over or in close proximity to public water mains is not permitted. A developer must request that Southern Water undertakes a diversion of a water main that is affected by a development.

Water Connections

A developer can request a new connection to a public water main. This work will be undertaken by Southern Water.

Contact Us

For specific information on Southern Water's Network Development service, including details on how to contact the right person, please visit our website on:-

FURTHER QUERIES

SOUTHERN WATER LAND SEARCH SERVICE

If you have any queries regarding this Commercial Landsearch, please do not hesitate to contact the Southern Water Land Search Service using the details below.

Mailing Address: The Land Search Service
SOUTHERN WATER
SOUTHERN House
Capstone Road
Chatham
Kent
ME5 7QA

Email Address: searches@southernwater.co.uk

Helpdesk Tel: 0330 303 0276

Helpdesk Fax: 01634 844514

DX: 400450 Chatham 5

SOUTHERN WATER NETWORK DEVELOPMENT SERVICE

Contact Us

For specific information on Southern Water's Network Development service, including details on how to contact the right person, please visit our website on:-

www.southernwater.co.uk/developers

COMMERCIAL DRAINAGE & WATER ENQUIRY **TERMS AND CONDITIONS**

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

Definitions

'Company' means the water service company operating within the Southern Water drainage area that provides information to Southern Water for this commercial search Report.

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

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

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

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

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

Agreement

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

The Customer and Client agree that the placing of an Order for a Report indicates their acceptance of these terms.

The Report

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

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

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

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

2.4 The Report provides information as to the location & connection of existing services, and details of trade effluent consents. It should not be relied upon for any other purpose. The Report may contain opinions or general advice to the Customer and the Client and Southern Water cannot ensure that any such opinion or general advice is accurate, complete or valid and accepts no liability therefore.

2.5 The position and depth of apparatus shown on any maps attached to the Report are approximate, and are furnished as a general guide only, and no warranty as to its correctness is given or implied. The exact positions and depths should be obtained by excavation trial holes.

Liability

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

3.2 Where a Report is requested for an address falling within a geographical area where Southern Water and another Company separately provide Water and Sewerage Services, then it shall be deemed that liability for the information given by Southern Water or the Company as the case may be will remain with Southern Water or the Company as the case may be in respect of the accuracy of the information supplied. Where Southern Water is supplying information which has been provided to it by another Company for the purposes outlined in this agreement, Southern Water will therefore not be liable in any way for the accuracy of that information.

3.3 Where the Customer sells this Report to a Client (other than in the case of a bona fide legal adviser recharging the cost of the Report as a disbursement) Southern Water or the company as the case may be shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) be liable for any loss or damage whatsoever (save to the extent provided by clause 3.4) and the Customer shall indemnify Southern Water in respect of any claim (other than a claim covered by clause 3.4) by the Client.

3.4 Southern Water shall accept liability for death or personal injury arising from its negligence.

3.5 The entire liability of Southern Water or the Company as the case may be in respect of all causes of action arising under or in connection with the Report (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall not exceed £2,000,000 (two million pounds); and Southern Water or the Company as the case may be shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) be liable for any loss of profit, loss of goodwill, loss of reputation, loss of business or any indirect, special or consequential loss, damage or other claims, costs or expenses;

Copyright and Confidentiality

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

4.2 The Customer or Client is entitled to make copies of the Report (other than any maps contained in the, or attached to the Report, where no copying is permitted).

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

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

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

Payment

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

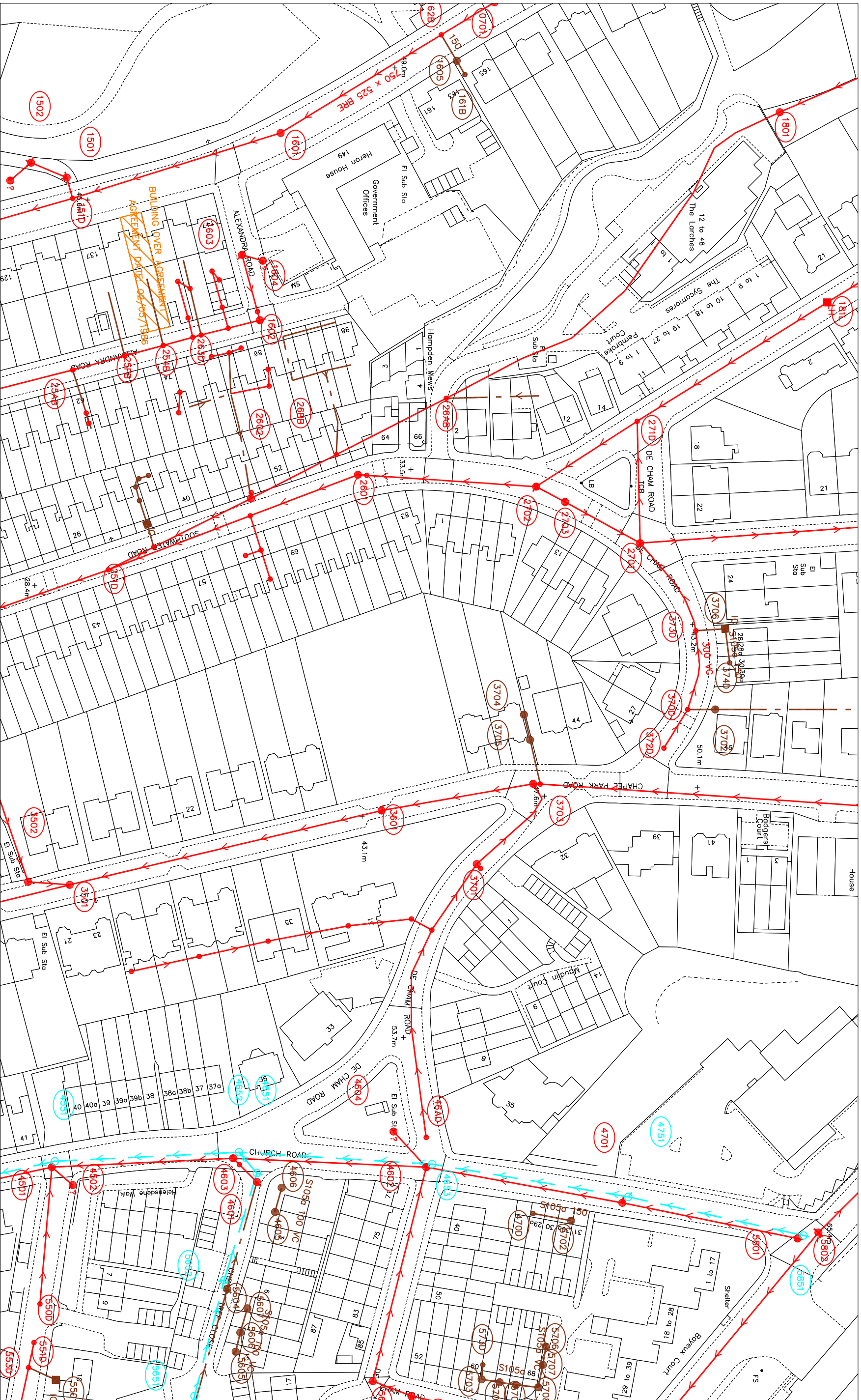
General

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

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

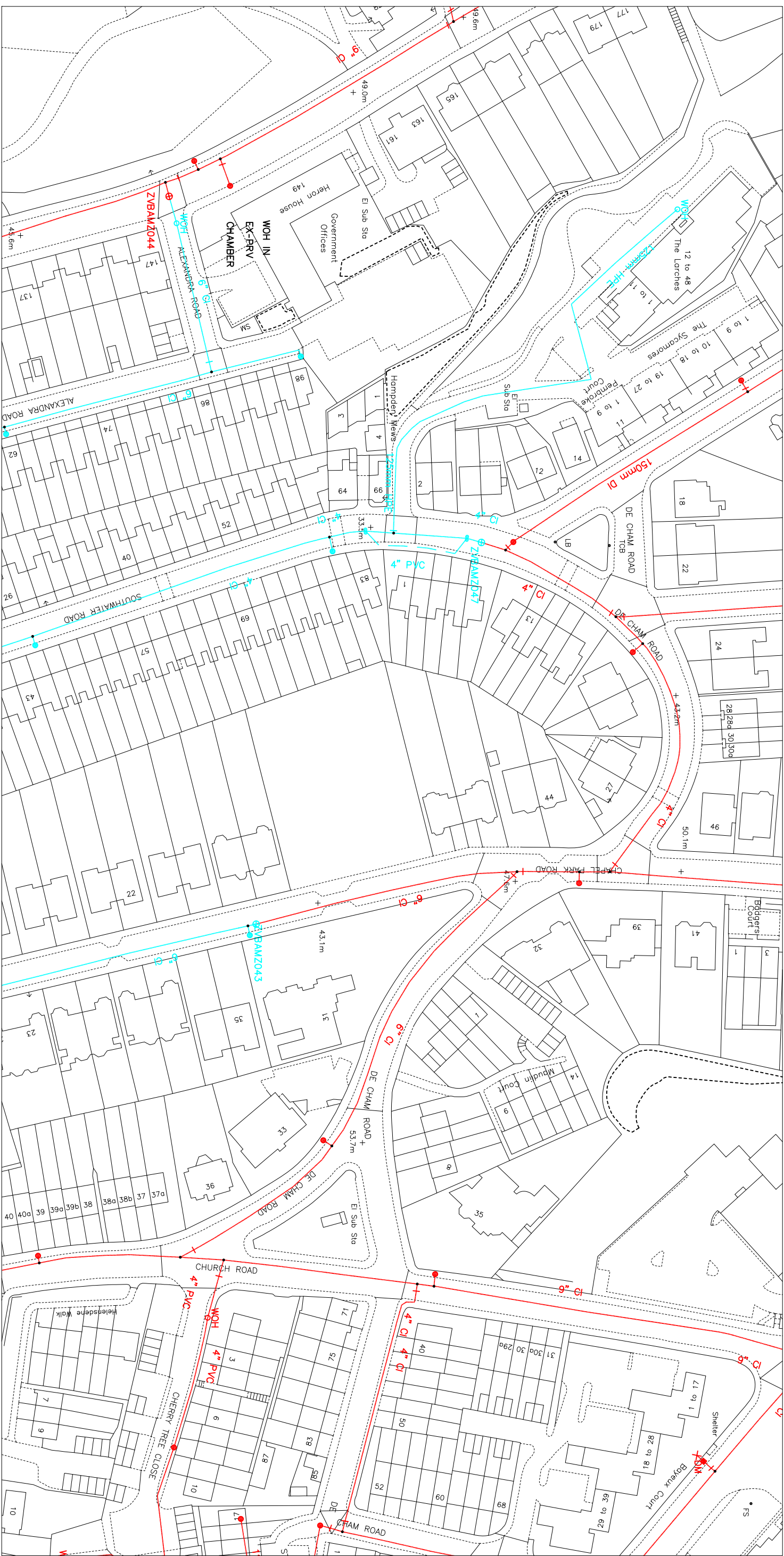
6.3 Nothing in this notice shall in any way restrict your statutory or any other rights of access to the information contained in the Report.

109830



109542

O.S. REF.		580093	
TQ8009NW		580563	
Title: 32 36 Chapel Park Road		Date: 26/02/2015	
Drawn by:	banerin	The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy.	
Scale:	1:1250	The actual positions should be determined on site.	
Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved		Licence No. WU 298530.	
<p>WARNING: BAC pipes are constructed of Bonded Asbestos Cement</p> <p>WARNING: Unknown (UK) materials may include Bonded Asbestos Cement</p>			



580086

LEGEND - MAINS

- | | | | |
|---|--|---|------------------------------------|
| — | Distribution Main / Communication pipe | — | Clockwise closing valve |
| — | Trunk Main | — | Fire Hydrant |
| — | Raw water main | — | Washout |
| — | Non potable | — | Washout hydrant |
| — | Abandoned main | — | Meier |
| — | Proposed Main | — | Capped end |
| — | Fire main | — | Emptying plug |
| — | Non SWS | — | Stopcock |
| — | Slice valve | — | Leak Noise Correlator Survey Point |
| — | Closed valve | — | ANP |
| — | Air valve | — | Telemetry cable |
| — | Butterfly valve | — | Access point / hatchbox |
| — | Pressure reducing valve | | |
| — | Reflex valve | | |
| — | Motorised valve | | |

MATERIALS

- | | | | |
|---|----------------------------|-----|------------------------------------|
| — | Dialysis machine | AK | Alkathene |
| — | Break pressure tank | CI | Cast iron |
| — | Change node | SI | Span (grey) iron |
| — | Pumping station | CO | Concrete |
| — | Booster station | DI | Ductile iron |
| — | Insertion Flow Meter Point | BAC | Banded Asbestos Cement |
| — | Water tower | GRP | Glass reinforced plastic |
| — | Service reservoir | GRE | Glass reinforced epoxy |
| — | Water Supply Works | PVC | (Unplasticised) Polyvinyl chloride |
| — | Bore hole / Well | PE | Polyethylene |
| — | Intake | ST | Steel |
| — | Customer site | CSB | Concrete segments bolted |
| — | Swab insertion point | CSU | Concrete segments unbolted |
| — | | GI | Galvanised iron |
| — | | DS | Ductile sleeve |
| — | | CPS | Concrete pre-stressed |
| — | | HPE | High performance polyethylene |
| — | | ?? | Unknown |

Drawn by: banerlin

O.S.Ref: TQ8009NW

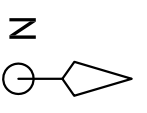
Scale: 1:1250

Date: 26/02/2015

TITLE: 32 36 Chapel Park Road

The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd. accept no responsibility in the event of inaccuracy. The actual positions of pipes should be determined on site.

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Water Quality report for Southern Water quality supply zone S528

The following samples failed during the calendar year ending 31/12/2013 :-

Parameter tested	No. of samples taken	No. of samples failed
Taste	52	2

Please note these samples are NOT house specific. They refer to samples taken from a large water zone.

Random water sampling is carried out regularly from customer's taps & the test results accumulated for each water supply zone. The chances of this result being from the actual search property address are very low.

Southern Water investigate all infringements of water quality standards thoroughly & take appropriate action to resolve any problems. All failures are followed up & re-tested.

If there was any risk to public health from the quality of drinking water supplied the Company would inform customers immediately & advise them not to drink the water until the risk had been removed.

Key facts on water quality

Here are some key facts on substances that customers may be concerned about. For more detailed information visit www.southernwater.co.uk or telephone 0845 278 0845.

Aluminium

Aluminium occurs naturally in the environment & can also come from cooking utensils & some treatment works.

Coliform bacteria

These bacteria are usually harmless in themselves but if present can show that there is a possibility of contamination of drinking water. Some of the bacteria we find are from dirty taps in houses but in all cases where bacteria are found we respond urgently to ensure supplies are safe.

Iron

Iron is found naturally in some underground water. Some companies install treatment to remove it where levels are high. It does not cause health problems.

Nickel

Nickel occurs widely in the environment & is a natural constituent of food & water. Traces found in drinking water often emanate from coatings on modern tap fittings.

Taste

A panel regularly conducts taste tests on drinking water against a standard. This may reveal a "tcp" chlorine taste, metallic taste or bitterness due to copper plumbing, a plastic taste from plastic pipework etc

Trihalomethanes

Trihalomethanes can occur as a by product of chlorination when organic substances such as humus are also present.

Nitrate

Nitrate occurs naturally in all source waters although higher concentrations tend to occur where fertilisers are used on the land. Nitrate can be removed by ion exchange water treatment or through blending with other low nitrate sources.

Lead

The usual reason for its presence in drinking water is plumbing in older properties. If the water supply has a tendency to dissolve lead then water companies treat the water to reduce consumer exposure. The permanent remedy is for householders to remove lead pipes and fittings.

Aluminium

Aluminium occurs naturally in some source waters. It is removed from drinking water by conventional water treatment. Aluminium sulphate and polyaluminium chloride may be used as water treatment chemicals at some water treatment works.

Manganese

Manganese is present naturally in many sources and is usually removed during treatment.

Enterococci

These are bacteria which can be sometimes found in untreated water. Disinfection during treatment removes them. However they may sometimes appear in tests in small numbers. Their presence results in immediate investigative work to ensure that water supplies are safe.

Colour

This is an aesthetic requirement. Water should be clear and bright, but may occasionally show a slight reddish or yellowish tint caused by iron from iron mains. This is not harmful to health. A common cause of discolouration is corrosion of iron mains.

Nitrate/nitrite Index

Nitrate/nitrite Index a derived value for the combined effect of nitrate and nitrite.

Odour

These are quality control tests to measure the level of odour and are carried out by specialist testing panels.