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Personal Drainage and Water Search



SEARCHFLOW
NEPICAR HOUSE
LONDON ROAD
WROTHAM
KENT
TN15 7RS

Your Reference	sf3885878000
Our Reference	720570
Date	14/02/2007

PROPERTY AT



WATER AUTHORITY
Wessex Water

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If you have any query regarding this search
please quote reference 720570 and call **0800 318611**

STL GROUP plc
Edbrooke House, St Johns Road, Woking, Surrey, GU21 7SE
Fax: 0800 7833847 DX: 148060 Woking 12 E-MAIL: property@stlgroup.co.uk





Personal Drainage & Water Search

Part 1

- 1.1 Is a plan showing the nearest public sewers provided?

A plan showing the nearest sewers is included in this report.

- 1.2 Does foul drainage from the property drain to a public sewer?

The water board's records indicate that foul water from the property does drain to the public sewerage system.

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

The water board's records indicate that the surface water from the property does drain to the public sewerage system.

- 1.4 Is any sewer serving or which is proposed to serve the property the subject of a current statutory adoption agreement or an application for such an agreement?

The water board's records indicate that the sewers serving the development of which the property forms part of are not the subject of an application for adoption under Section 104 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. *Please see attached plan.*



Personal Drainage & Water Search

Part 2

- 2.1 Does the property sewer map show any public sewer within the boundary of the property?

Please see plan. It has not been a requirement for all public sewers to be recorded on the public sewer map. It is therefore possible for unidentified public sewers to exist within the boundary of the property.

- 2.2 Does the public sewer map show any public sewer within 100 feet (approximately 30 metres) of the property?

Please see plan

- 2.3 Is there a current statutory agreement or consent to erect a building or extension on the property over or in the vicinity of a public sewer or disposal main?

The water board's records indicate that there is not a statutory agreement or consent in respect of the building over a public sewer at this property.

Please refer to the Local Authority Search.

For historical reasons the water board may not be aware of some agreements or consent's which have been entered into by the Local Authority.



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Part 3

3.1 Please advise who the sewerage undertaker is

Wessex Water

3.2 Which company supplies water to the area?

Bournemouth & West Hampshire Water

3.3 Is the property connected to mains water supply?

Please refer to vendor or pre-contract documents.

3.4 Does the map of the waterworks show any vested Water Mains or assets within the boundary of the property?

Water Mains are only shown if the water supply is supplied by the sewerage undertaker.

Part 4

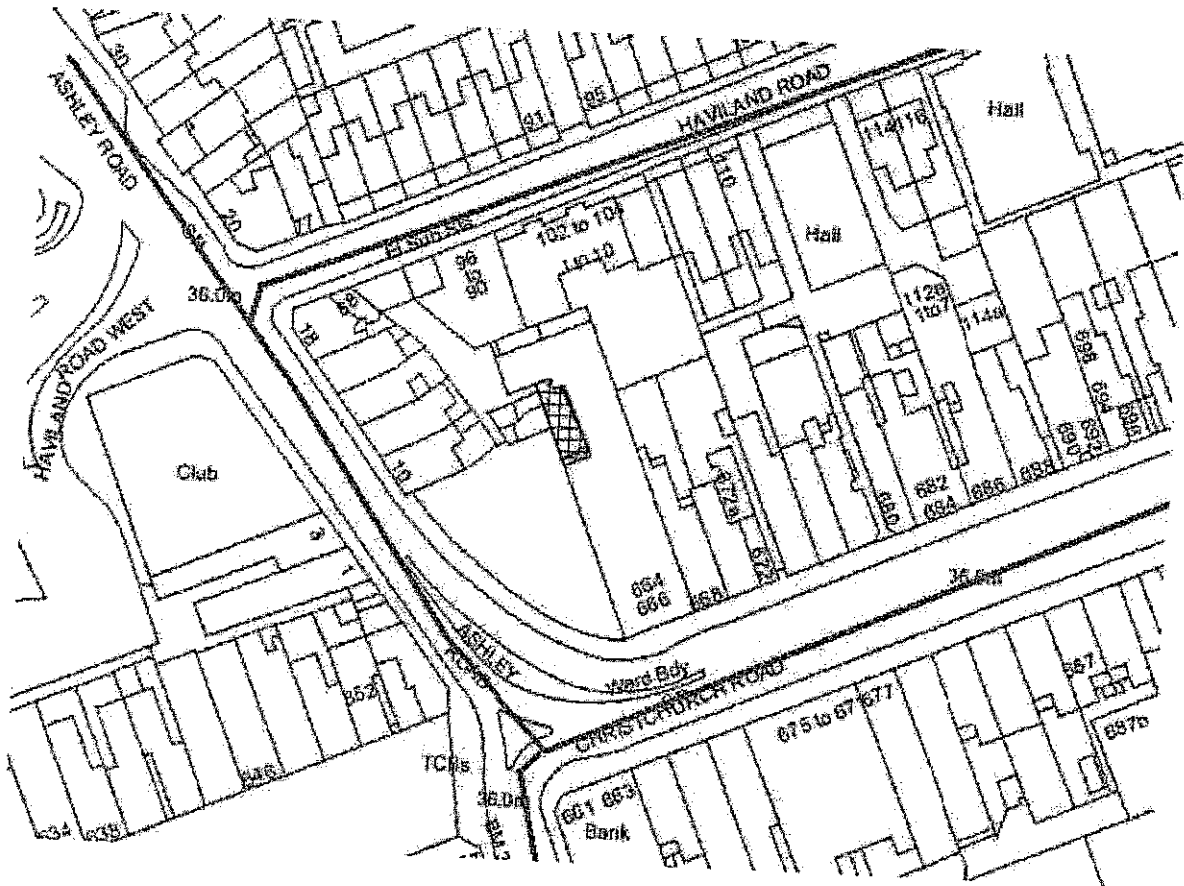
4.1 What is the basis for charging for water supply and sewerage at this property?

Please refer to vendor or pre-contract documents.











Personal Drainage & Water Search

Sewer Map



Sewer Key

	Public Combined Sewer		Public Foul Sewer
	Public Surface Water		Abandoned Public Sewer
	Water Pipes*		Sewer Publicly Maintained under Section 24 Public Health Act 1936
	Section 104 Surface Water		Section 104 Foul Sewer

*Only shown if Clean Water to the property is provided by Wessex Water.



Personal Drainage & Water Search

Notes to accompany the Drainage and Water questions:

- 1.1 The Section 104 sewer record is not an "as constructed" record. It is recommended that these details be checked with the developer.
- 1.2 If foul water does not drain to the public sewerage system the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant.

The water board is not responsible for the drains and sewers that connect the property to the public sewerage system, and do not hold the 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 a private sewer serves the property. 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.

- 1.3 In some cases the water board's 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 water board.

The water board is not responsible for the drains and sewers that connect the property to the public sewerage system, and do not hold the 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 a private sewer serves the property. 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.

- 1.4 SECTION 104 AGREEMENT – An agreement made between a housing developer and the sewerage undertaker under Section 104 of the Water Industry Act 1991, for the adoption of sewers the developer intends to build to serve the new houses. A bond to guarantee proper performance often supports the agreement by the developer of their obligations under the agreement.

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

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.

- 2.1 The Section 104 sewer record is not an "as constructed" record. It is recommended that these details be checked with the developer.

The boundary of the property is determined by reference to the Ordnance Survey record.

The presence of a public sewer running within the boundary may restrict further development. The water board has a statutory right of access to carry out works on its assets, subject to notice. This may result in employees of the water board or its contractors needing to enter the property to carry out work.

- 2.2 The Section 104 sewer record is not an "as constructed" record. It is recommended that these details be checked with the developer.

The presence of a public sewer within 100 feet (approximately 30 metres) of the building(s) within the property can result in the local authority requiring a property to be connected to the public sewer.

The measure is estimated from the centre of the property or land shown on the Ordnance Survey record.

- 3.1 The water board is not responsible for the drains and sewers that connect the property to the public sewerage system, and do not hold the 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 a private sewer serves the property. 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.
- 3.2 The water board 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; the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- 3.4 The boundary of the property is determined by reference to the Ordnance Survey record.

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



Personal Drainage & Water Search

Guidance for landowners

You are advised that in order to maintain adequate future access to the pipeline and avoid interference with it, it is necessary to ensure the following guidelines are observed:-

1. BUILDINGS AND PERMANENT STRUCTURES

A clear working strip along the pipe is required between buildings and permanent structures and this must be:-

Pipes up to 150mm	-	4.0 metres
Pipes 150mm to 600mm	-	7.0 metres
Pipes 600mm & over	-	9.0 metres

No building or permanent structures should be placed within 2 metres of pipes below 300mm in diameter or within 3.5 metres of pipes of 300mm or over in diameter (measured from the centre of the pipe), and in addition buildings and permanent structures must be constructed to ensure that no additional loads are transmitted to the pipe.

2. TREES AND SHRUBS

Roots can damage pipelines over time and extensive root systems will limit access to the pipeline in breach of the water board's right to access for repair or replacement. As a rule of thumb the root spread of a tree is approximately the same as eventual canopy spread. To help you avoid damage or interference to the pipeline, the water board suggests the following:

- No large or forest trees should be planted within 7 metres of the pipeline (e.g. oak, ash, beech, spruce, etc);
- Medium and small trees should always be planted in such a way as to ensure that the eventual root spread reaches no closer than 1 metre to the pipeline; in practice, if trees are planted a distance of 5 metres away from the pipeline this should be sufficient;
- Bushes and small shrubs should never be planted closer than 2 metres to the pipeline;
- Closer than 2 metres either side of the pipeline may be planted with hedge plants and ground cover only.

The measurements and distances set out are for guidance only and will always be exceptions for which STL Group PLC is not responsible. If you need to know the precise location of a water/main sewer, please contact the water board who will mark out the position of the pipeline within your land. The water board reserves the right to take appropriate action to ensure that there is no interference with its statutory apparatus.



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Disclaimer

This search is provided by STL Group Plc, provider of Water and Drainage Searches. STL Group Plc has made all reasonable efforts to ensure the accuracy of this information, but provides it subject to the following conditions:

- Private sewers/water pipes are not shown or detailed within this report;
- Service pipes and drainage connections may not be shown;
- We are not, in any way, liable for inaccuracies or omissions in the information provided to us by the water board in reference to the sewerage and water pipes;
- We are not, in any way, liable for inaccuracies or omissions in the information provided by Ordnance Survey in reference to the location of buildings and their boundaries;
- STL Group Plc is not responsible, in any way, for the installation, maintenance or upkeep of any of the pipelines mentioned in this report or the provision of drainage and/or water services. Any queries relating to these matters should be directed to the company(s) identified in replies 3.1 and 3.2.

If we can be of any further assistance the please do not hesitate to contact us, our contact details can be found on the front sheet of this report. Please do not contact the Water Authority directly.