

SPIRE
SOLICITORS^{LLP}

AUCTION PACK

Relating to:

Lot 6 SPRATTS GREEN FARM
AYLSHAM
NORWICH
NORFOLK

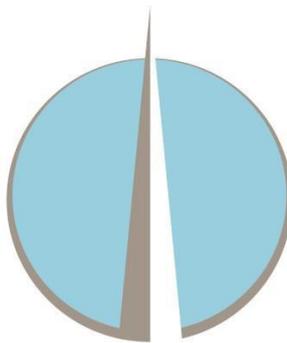
FOR SALE BY AUCTION

30 October 2018

The Pines
50 Connaught Road
Attleborough
Norfolk
NR17 2BP
DX No: 44000
Telephone: 01953 453143 Fax: 01953 453970

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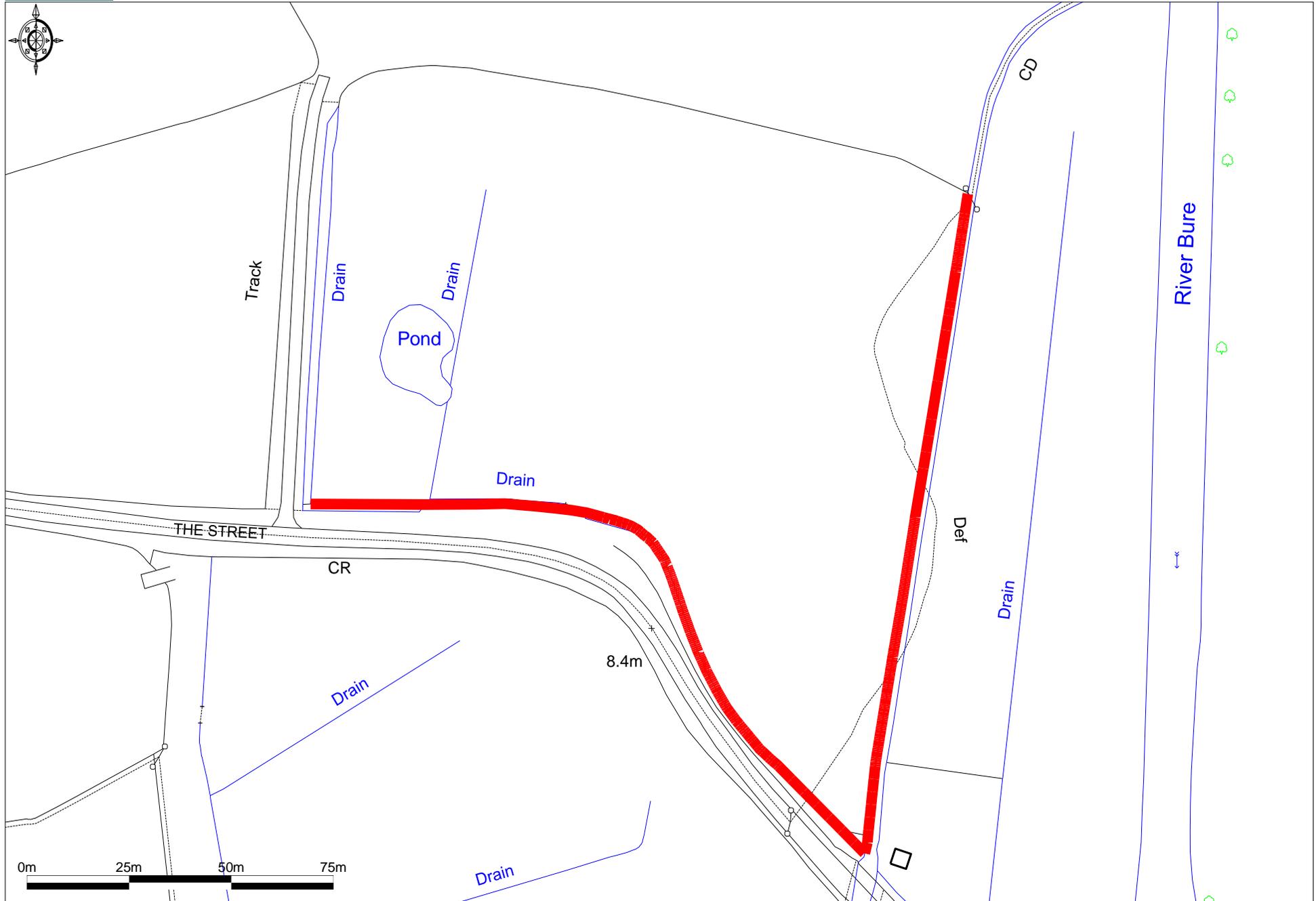
1. Memorandum of Sale
2. Special Conditions of Sale
3. Transfer of Part
4. Plan of Lot 6
5. Local Authority Search No. 2018/01702
6. Drainage Search dated 02.10.2018
7. Environmental Search dated 26.09.2018
8. Chancel Repair Search dated 26.09.2018
9. Hazard Summary Report dated 24.09.2018
10. Office Copy Entries and Filed Plan NK404642
11. Official Copy (Conveyance) 16.10.1996



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SPECIAL CONDITIONS OF SALE FOR

LOT 6 SPRATTS GREEN FARM AYLSHAM NORWICH NORFOLK

1. "The Property" is the freehold property at Spratts Green Farm Aylsham Norwich Norfolk shown more particularly delineated in red on the plan attached to this contract and being part of the land registered at HM Land Registry with title absolute under title number NK404642 ("the Title") and "the Seller" is Charles Richard Tobias Harris of 35 Constable Road Norwich NR4 6RW and Jonathan Paul Webster of Oriel House 5 Nethergate Street Bungay NR35 1HE.
2. The Property is sold subject to the RICS Common Auction Conditions (Edition 4) ("the Auction Conditions") and to The Standard Conditions of Sale (5th Edition) ("the Standard Conditions") so far as those two sets of conditions are not inconsistent with the following conditions. In the case of any inconsistency between the Auction Conditions and the Standard Conditions the former shall prevail so far as they are not inconsistent with the following conditions.
3. The contract rate of interest under the Standard Conditions shall be 5% above the Base Rate of Barclays Bank PLC from time to time in force.
4. The Particulars of Sale and general remarks and stipulations are deemed to be included in these conditions but in the case of any inconsistency or variation between those Particulars and general remarks and stipulations and these conditions, these conditions shall prevail.
5. The deposit shall be held as agent for the Seller and Standard Conditions 2.2.5 and 2.2.6 shall not apply.
6. The Property is sold as seen on completion.
7. The sale shall be completed on 27 November 2018.
8. The Seller sells with limited title guarantee.
9. The Seller's title having been available for inspection at the offices of Spire Solicitors LLP prior to auction and at the auction house prior to the auction it shall be deemed to have been accepted by the Buyer and no requisitions shall be raised. The Seller warrants that the Property forms part of the land included in the filed plan of the Title but due to the size and scale of the filed plan the electronic version of the filed plan is not available.
10. The Property is sold with the benefit of and subject to all incumbrances and other matters contained or referred to in the title available for inspection at the offices of Spire Solicitors LLP prior to auction except all charges securing money on the property (other than rent charges) and Standard Conditions 3.1.1 and 3.1.2 are amended accordingly.
11. The Buyer acknowledges that:
 - 11.1 (save for the warranty contained in special condition 9) no warranty or representation has been made by the Seller or its agents or by Spire Solicitors LLP in relation to or in connection with the Property;
 - 11.2 this agreement contains the entire agreement between the parties; and
 - 11.3 the Buyer has inspected the property and purchases it with full knowledge of its actual state and condition and takes the Property as it stands.

12. Any fixtures and fittings belonging to any public utility board or undertaking are excluded from the sale.
13. On completion, the Buyer shall reimburse the Seller the cost of all searches.
14. The sale of the Property is subject to a reserve price and the right of the Seller by himself or through his agent or through the auctioneer to bid up to and beyond such reserve price and to withdraw the Property unsold without declaring such reserve.
15. The transfer to the Buyer will be in the agreed form annexed to this contract.
16. Each amount stated to be payable by the Buyer to the Seller under or pursuant to this contract is exclusive of VAT (if any). If any VAT is chargeable on any supply made by the Seller under or pursuant to this contract, the Buyer will on receipt of a valid VAT invoice, pay the Seller an amount equal to that VAT as additional consideration on completion.
17. The Property is subject to Internal Drainage Board rates and these will be apportioned on completion.

18. Tenant Right

18.1 For the purposes of this clause 18 **Tenant Right** means the following items:

- (a) growing crops and enhancement where appropriate, seeds sown, cultivations, fallows and acts of husbandry since the removal of the last preceding crop;
- (b) residual and unexhausted values of manure, fertiliser, soil improvers and digestate (whether organic or inorganic), lime and slag applied to the Property;
- (c) hay, straw and silage made on the Property and retained on the Property but excluding any that the Seller has any right to sell or to remove from the Property;
- (d) seeds, sprays, fertilisers, chemicals, fuel and oil in store, usable and in date, and retained on the Property but excluding any that the Seller has any right to sell or to remove from the Property; and
- (e) any other items classified as Tenant right.

18.2 There will be no ingoing valuation and no Tenant Right payments.

19. Entitlements

19.1 In this clause 19 the following definitions apply:

Basic Payment Scheme: the basic payment scheme established by Regulation (EU) No 1307/2013 and any similar replacement scheme and any similar additional scheme, whether resulting from CAP Reform or otherwise, and including any similar or analogous scheme established under domestic legislation.

CAP: Common Agricultural Policy.

CAP Reform: the implementation of the agreement on the reform of the CAP under Regulations (EU) 1305/2013, 1306/2013, 1307/2013 and 1308/2013 of the European

Parliament and of the Council and any similar replacement or additional legislative instruments and all associated delegated and implementing acts, and all legislation, guidance and codes of practice made from time to time under them by the UK government or any devolved authority applicable to the Property, in each case as amended, extended or re-enacted from time to time.

Entitlements: payment entitlements for subsidy payment under the Basic Payment Scheme and any similar replacement entitlements, whether resulting from CAP Reform or otherwise, and including any replacement entitlements established under domestic legislation.

19.2 The Property is not sold with the benefit of Entitlements.

20. Limitation of Trustees' Liability

20.1 Trustees means the persons named as Seller in this agreement and any person appointed as trustee of the Property from time to time.

20.2 The liability of the Trustees for the time being in respect of any breach by the Seller of any of the Seller's obligations under this agreement is limited in amount to the realisable value of the assets of the Property for the time being vested in the Trustees.

20.3 Nothing contained in this agreement entitles the Buyer to any right or remedy against:

20.3.1 the personal estate, property, effects or assets of any of the Trustees or any successor trustee for the time being or their respective personal representatives; or

20.3.2 any assets for the time being vested in the Trustees that are not part of the Property.

MEMORANDUM OF SALE

Property address: Lot 6 being land at Spratts Green Farm Spratts Green Aylsham Norwich NR11 6TX

The Seller: Charles Richard Tobias Harris and Jonathan Paul Webster

The Buyer:

The Price:

It is agreed that the Seller sells and the Buyer buys the property described in the accompanying particulars and conditions of sale subject to their provisions and the terms and stipulations in them at the price above mentioned.

Purchase Price: £.....

Less Deposit: £.....

Balance: £.....

Dated:

Signed:
Authorised Agent for the Seller

As Agents for the Seller we acknowledge receipt of the deposit in the form of a cheque.

Dated:

Signed:
The Buyer

Buyers Solicitors:

.....

.....

.....

Telephone:

Sellers Solicitors: Spire Solicitors LLP
Telephone: 01953 453143

Official Local Authority Search Commercial (CON29R + LLC1)



Search Details

Prepared for: Birketts LLP

Matter: ER/328585.1

Client address: Kingfisher House, 1 Gilders Way, Off Barrack Street, Norwich, NR3 1UB

Local Authority:

Broadland District Council

Thorpe Lodge, Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich, NR7 0DU

Date Returned:
15/10/2018

Property type:
Agriculture / Large Site

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



Local Land Charges Department
Broadland District Council
Thorpe Lodge
1 Yarmouth Road
Thorpe St Andrew
Norwich
NR7 0DU

Telephone: 01603 430586
Email: landcharges@broadland.gov.uk
Website: www.broadland.gov.uk

Info Track
Level 11
91 Waterloo Road
London
SE1 8RT

FEES EFFECTIVE FROM 1 APRIL 2018:-

Full Search (Residential and Commercial) (CON 29 & LLC1)	£128.00	
CON 29 (O) Questions (per question)	£20.40*	
Additional Enquiries (per question)	£20.40*	
Additional Parcels Of Land	£19.20	
LLC1 Only	£23.00	(no VAT)
CON29 Only (Residential and Commercial)	£105.00	

* If these questions are requested on their own without a full search request there will be an additional £24.00 administration charge added to the £20.40.

We are unable to cancel/return Local Land Charges Searches once they have been booked onto our system which is the same day we receive them in the post or online (NLIS).

IF YOUR PROPERTY IS WITHIN THE BROADS AUTHORITY EXECUTIVE AREA YOU ARE STRONGLY ADVISED TO ENQUIRE OF THE BROADS AUTHORITY IF THEY ARE AWARE OF ANY MATTERS AFFECTING THE PROPERTY.

CONTACT DETAILS & COPYING CHARGES

Planning Control:

Copy of Planning Notices: Decision Notices/S.52/S.106/Deed of Variation etc £7.00 per document (VAT not payable)
Historical Data Retrieval: First two hours £59.20 thereafter £29.70 per hour or part thereof.
Tel No: 01603 430509 or Email: planning@broadland.gov.uk

Conservation:

Copy of Tree Preservation Order: £7.00 per document
Tel No: 01603 430560 or Email: conservation@broadland.gov.uk

CNC Building Control:

South Norfolk House, Cygnet Court, Long Stratton, NR15 2XE
For further information please contact; Tel: (01508) 535300 or Email: enquiries@cncbuildingcontrol.gov.uk

Broads Authority, Yare House, 62-64 Thorpe Road, Norwich, Norfolk, NR1 1RY Tel: (01603) 610734}



**REGISTER OF LOCAL LAND CHARGES
OFFICIAL CERTIFICATE OF SEARCH**

Enquirer: Info Track
Level 11
91 Waterloo Road
London
SE1 8RT

Official Number: 2018/01702

Dated 15/10/2018

Requisition for Search: An official search is required in the register of local land charges kept by the below-named registering authority for subsisting registrations against the land described below.

Registering Authority: Broadland District Council

Search Address: Lot 6
Spratts Green
Aylsham
Norwich
Norfolk

Official Certificate of Search

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

Mr P Courtier
Head of Planning

Date: 15/10/2018



Part 3 - Planning Charges

Town & Country Planning Act 1990 - Area Of Special Advert Control

Special Control Order defining an area of "special control" for the purposes of the Town & Country Planning (Control Of Advertisements) Regulations 1992

Date Of Registration: 06/04/1992

Originating Authority

Broadland District Council

Place where relevant documents may be inspected

Broadland District Council (Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, NR7 0DU)

Date of Registration

06 April, 1992





Law Society CON29 Enquiries of Local Authority (2016)

THE FOLLOWING REPLIES TO THE ENQUIRIES PRINTED ON THE FORM CON29(2016)
ARE SUBJECT TO THE NOTES AT THE FOOT OF THE FORM

Property Address: Lot 6, Spratts Green, Aylsham, Norwich, Norfolk

1.01(a)	Planning permission
1.01(a)	None
1.01(b)	a listed building consent
1.01(b)	None
1.01(c)	a conservation area consent
1.01(c)	None
1.01(d)	a certificate of lawfulness of existing use or development
1.01(d)	None
1.01(e)	a certificate of lawfulness of proposed use or development
1.01(e)	None
1.01(f)	a certificate of lawfulness of proposed works for listed buildings
1.01(f)	None
1.01(g)	a heritage partnership agreement
1.01(g)	None
1.01(h)	a listed building consent order
1.01(h)	None
1.01(i)	a local listed building consent order
1.01(i)	None
1.01(j)	building regulations approval
1.01(j)	None
1.01(k)	a building regulation completion certificate and
1.01(k)	None
1.01(l)	any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?
1.01(l)	None
1.02	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?



1.02 The site is within the area of the 'Broadland Local Plan' which includes the:
Joint Core Strategy for Broadland, Norwich and South Norfolk' (JCS) (Adopted) (2011) (2014),
Development Management DPD (Adopted) (2015),
Site Allocations DPD (Adopted) (2016), and
Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle AAP Adopted (2016).
Neighbourhood Plans - Some parishes have adopted (or are in the process of adopting) a Neighbourhood
Plan. Once adopted, these form part of the Development Plan for the district.
For more information please check the Council's website on
https://www.broadland.gov.uk/info/200164/neighbourhood_plans/403/areas_with_adopted_neighbourhood_plans

The policies within these documents that apply to the district as a whole should be considered, however
the policies most likely to be relevant to this locality are:

Joint Core Strategy (DPD) Relevant Policies:

Area Wide Policies 1-8 within the JCS apply across the plan area. These include the provision for
development in the settlement. In addition, Policies 9-17 describe the Settlement Hierarchy for Parishes in
the District.

Development Management (DPD) Policies:

GC2 - OUTSIDE THE SETTLEMENT LIMIT

TS6 - SITE WITHIN AIRPORT SAFEGUARDING BOUNDARY

CSU5 - SURFACE WATER DRAINAGE

Adopted Neighbourhood Plan

NO

Site Allocations (DPD) Relevant Policies:

NONE

Growth Triangle Area Action Plan AAP (Adopted) (2016) Policies:

NONE

Other policies throughout the Growth Triangle Area Action Plan may also affect the property. Further
information (if required) can be obtained from the Spatial Planning Team at Broadland District Council.

(Proposed) Greater Norwich Local Plan (GNLP)

The council has started the review of the Local Plan referred to as the Greater Norwich Local Plan which
is being prepared jointly with Norwich City Council, South Norfolk District Council and Norfolk County
Council and which will cover up to 2036.

<http://www.greaternorwichlocalplan.org.uk/>

Any enquiries on the Local Plan should be addressed to Broadland District Council.

The District Council has produced a Local Development Scheme which sets out the programme for
producing the (emerging) Local Plan.

See also replies from Norfolk County Council on the attached sheet. These relate to, Norfolk Minerals &
Waste Local Plan, or Transport - Local Transport Plan (LTP). Any enquiries on these plans should be
addressed to Norfolk County Council.

2.01(a) highways maintainable at public expense

2.01(a) Norfolk County Council is the Highway Authority for the Broadland District Council area.

See replies of Norfolk County Council on attached sheet.



2.01(b)	subject to adoption and supported by a bond or bond waiver
2.01(b)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
2.01(c)	to be made up by a local authority who will reclaim the cost from the frontagers
2.01(c)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
2.01(d)	to be adopted by a local authority without reclaiming the cost from the frontagers
2.01(d)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
2.02	Is any public right of way which abuts on or crosses the property shown in a definitive map or revised definitive map?
2.02	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
2.03	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?
2.03	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
2.04	Are there any legal orders to stop up after or create a public right of way which abuts or crosses the property not yet implemented or shown on a definitive map?
2.04	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
2.05	If so please attach a plan showing the approximate route.
2.05	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.01	Land required for Public Purposes Is the property included in land required for public purposes?
3.01	Broadland District Council - NONE See also reply to question 1.2 for any proposals in the development plan. See also reply from Norfolk County Council on attached sheet.
3.02	Land to be acquired for Road Works Is the property included in land to be acquired for road works?
3.02	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.03(a)	Is the property served by a sustainable urban drainage system (SuDS)?
3.03(a)	The Council does not hold accurate information on SUDS features which may or may not be installed at the property, some information may be available on the relevant planning submissions for the site (if applicable). We recommend that the question is referred back to the property/land owner who may hold further information. Planning Decision Notices and associated documentation are available to view on the Broadland District Council website www.broadland.gov.uk/plans by inserting the planning application number.
3.03(b)	Are there SuDS features within the boundary of the property if yes is the owner responsible for maintenance?
3.03(b)	Any specific SuDS features located on individual properties may be identified on final construction drawings produced by the developer and transferred to legal property deeds.
3.03(c)	If the property benefits from a SuDS for which there is a charge who bills the property for the surface water drainage charge?



3.03(c)	Long term management and any financial arrangements for maintenance of SuDS is the responsibility of the developer/land owner who may choose to make arrangements for financial contributions towards SuDS maintenance from property owners
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3.04(a)	the centre line of a new trunk road or special road specified in any order draft order or scheme
3.04(a)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.

3.04(b)	The centre line of a proposed alteration or improvement to an existing road notified to the Council by the appropriate Secretary of State involving the construction of a subway underpass flyover footbridge elevated road or dual carriageway (whether or not within existing highway limits) ; or
3.04(b)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.

3.04(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;
3.04(c)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.

3.04(d)	the outer limits of (i) construction of a new road to be built by a local authority; (ii) an approved alteration or improvement to an existing road involving construction of a subway underpass flyover footbridge elevated road or dual carriageway; or (iii) construction a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes;
3.04(d)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.

3.04(e)	the centre line of the proposed route of a new road under proposals published for public consultation; or
3.04(e)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.

3.04(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; (ii) construction a roundabout (other than a mini roundabout); or (iii) widening by construction of one or more additional traffic lanes under proposals published for public consultation?
3.04(f)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.

3.05(a)	Is the property (or will it be) within 200 metres of the centre line of a proposed railway tramway light railway or monorail?
3.05(a)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.

3.05(b)	Are there any proposals for a railway tramway light railway or monorail within the Local Authority's boundary?
3.05(b)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.

3.06(a)	Permanent stopping up or diversion
3.06(a)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.

3.06(b)	Waiting or loading restrictions
3.06(b)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.



3.06(c)	One-way driving
3.06(c)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.06(d)	Prohibition of driving
3.06(d)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.06(e)	Pedestrianisation
3.06(e)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.06(f)	Vehicle width or weight restriction
3.06(f)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.06(g)	Traffic calming works e.g. road humps
3.06(g)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.06(h)	Residents parking controls
3.06(h)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.06(i)	Minor road widening or improvement
3.06(i)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.06(j)	Pedestrian crossings
3.06(j)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.06(k)	Cycle tracks
3.06(k)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.06(l)	Bridge building
3.06(l)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.07(a)	building works
3.07(a)	None
3.07(b)	environment
3.07(b)	None
3.07(c)	health and safety
3.07(c)	None
3.07(d)	housing
3.07(d)	None
3.07(e)	highways



3.07(e)	Norfolk County Council is the Highway Authority for the Broadland District Council area.
	See replies of Norfolk County Council on attached sheet.
3.07(f)	public health
3.07(f)	None
3.07(g)	flood and coastal erosion risk management
3.07(g)	Norfolk County Council is the Lead Local Flood Authority.
	See replies of Norfolk County Council on attached sheet.
3.08	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?
3.08	None
3.09(a)	an Enforcement Notice
3.09(a)	None
3.09(b)	a stop notice
3.09(b)	None
3.09(c)	a listed building enforcement notice
3.09(c)	None
3.09(d)	a breach of condition notice
3.09(d)	None
3.09(e)	a planning contravention notice
3.09(e)	None
3.09(f)	another notice relating to breach of planning control
3.09(f)	None
3.09(g)	a listed building repairs notice
3.09(g)	None
3.09(h)	in the case of a listed building deliberately allowed to fall into disrepair a compulsory purchase order with a direction for minimum compensation;
3.09(h)	None
3.09(i)	a building preservation notice
3.09(i)	None
3.09(j)	a direction restricting permitted development
3.09(j)	None
3.09(k)	an order revoking or modifying a planning permission or discontinuing an existing planning use
3.09(k)	None
3.09(l)	an order requiring discontinuance of use or alterations or removal of building or works;
3.09(l)	None
3.09(m)	tree preservation order; or
3.09(m)	None
3.09(n)	proceedings to enforce a planning agreement or planning contribution
3.09(n)	None
3.10(a)	Is there a CIL charge schedule?



3.10(a)	Yes - Broadland District Council has a CIL charging schedule which came into effect on the 1st July 2013. Any development granted planning permission prior to this date is not affected by the Community Infrastructure Levy - further information if required can be found on our website: https://www.broadland.gov.uk/info/200153/planning_permission/277/community_infrastructure_levy_cil . At present the Broads Authority does not have a CIL charging schedule (This only applies to property/land within the Broads Authority area).
3.10(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? ii) a notice of chargeable development? iii) a demand notice? iv) a default liability notice? v) an assumption notice? (vi) a commencement notice?
3.10(b)	No
3.10(c)	Has any demand notice been suspended?
3.10(c)	Not Applicable
3.10(d)	Has the local authority received full or part payment of any CIL liability?
3.10(d)	Not Applicable
3.10(e)	Has the local authority received any appeal against any of the above?
3.10(e)	Not Applicable
3.10(f)	Has a decision been taken to apply for a liability order?
3.10(f)	Not Applicable
3.10(g)	Has a liability order been granted?
3.10(g)	Not Applicable
3.10(h)	Have any other enforcement measures been taken?
3.10(h)	Not Applicable
3.11(a)	the making of the area a Conservation Area before 31 August 1974; or
3.11(a)	No
3.11(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 See replies from Norfolk County Council on attached sheet.
3.13(a)	a contaminated land notice;
3.13(a)	No
3.13(b)	in relation to a register maintained under section 78R of the Environmental Protection Act 1990:- (i) a decision to make an entry; or (ii) an entry; or
3.13(b)	No
3.13(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
3.14	Radon Gas Do records indicate that the property is in a "Radon Affected Area" as identified by Public Heath England or Public Health Wales?



3.14 Broadland is not in an area identified as experiencing significant emissions of radon gas.

You can view the 'Radon Affected Areas' on the Public Health England website:
<http://www.ukradon.org/information/ukmaps>

3.15(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) No

3.15(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) Not Applicable



Law Society CON290 Enquiries of Local Authority (2016)

THE FOLLOWING REPLIES TO THE ENQUIRIES PRINTED ON THE FORM CON29(2016)
ARE SUBJECT TO THE NOTES AT THE FOOT OF THE FORM

Property Address: Lot 6, Spratts Green, Aylsham, Norwich, Norfolk

3.99	Extra Information
3.99	None
7.1	Areas of Outstanding Natural Beauty Has any order under s.82 of the Countryside and Rights of Way Act 2000 been made?
7.1	See replies from Norfolk County Council on attached sheet.
7.2	National Parks Is the property within a National Park designated under s.7 of the National Parks and Access to the Countryside Act 1949?
7.2	See replies from Norfolk County Council on attached sheet.
8	Has a map been deposited under s.35 of the Pipelines Act 1962 or Schedule 7 of the Gas Act 1986 showing a pipeline laid through or within 100 feet (30.48 metres) of the property?
8	No
16	Is the area a mineral consultation area or mineral safeguarding area notified by the county planning authority under Schedule 1 para 7 of the Town and Country Planning Act 1990?
16	No
18	What outstanding statutory or informal notices have been issued by the Council under the Environmental Protection Act 1990 or the Control of Pollution Act 1974? (This enquiry does not cover notices under Part IIA or Part III of the EPA to which enquiries 3.12 or 3.07 apply)
18	None See also replies from Norfolk County Council on attached sheet.
20.1	Please list any entries in the record maintained under regulation 10 of the Hedgerows Regulations 1997.
20.1	None
20.2(a)	If there are any entries: How can copies of the matters entered be obtained?
20.2(a)	Not Applicable
20.2(b)	Where can the record be inspected?
20.2(b)	Not Applicable
22.1	Is the property or any land which abuts the property registered common land or town or village green under the Commons Registration Act 1965 or the Commons Act 2006?
22.1	See replies of Norfolk County Council on attached sheet.
22.2	Is there any prescribed information about maps and statements deposited under s.15A of the Commons Act 2006 in the register maintained under s.15B(1) of the Commons Act 2006 or under s.31A of the Highways Act 1980?
22.2	As Above
22.3	If there are any entries how can copies of the matters registered be obtained and where can the register be inspected?
22.3	As Above



Standard Information/Disclaimer

Addendum



2016 CON29 PART 1 Informatives

Question 1.1(a)-(i)

This reply does not cover other properties in the vicinity of the search property.

The local authority's computerised records of planning applications do not extend back before 1st April 1974 and this reply covers only the period since that date.

If the property is or has been part of a farm, we recommend that you check that there are no 'Agricultural Occupancy' restrictions by way of conditions on the original planning. If the planning is pre April 1974 it would not be shown on this search result.

Question 1.1(j) - 1.1(k)

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

The results of the Building Regulation records only pertain to works that have been completed within the last 15 years or are projects that have not been actioned as completed. Applications that were issued a completion certificate more than 15 years ago are not revealed as part of this search. If you require further information on this matter please email searches@cncbuildingcontrol.gov.uk.

Copies of documents issued by, or held by CNC Building Control, on behalf of Broadland District Council are available on request.

Address: South Norfolk House, Cygnet Court, Long Stratton, NR15 2XE

Tel No: 0808 168 5041

Email: enquiries@cncbuildingcontrol.gov.uk

Question 1.1(l)

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

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

Information relating to the Competent Persons Scheme is only available from 1st January 2005. The information shown is an exact copy of what is supplied to CNC Building Control by the Competent Person Scheme. If you require further information or clarification please contact the appropriate scheme member.

Question 1.2

No informative required.

Question 2.1

No informative required to this question because all of the highways related questions are answered by Norfolk County Council.

Question 2.2

No informative required to this question because all of the highways related questions are answered by Norfolk County Council.

Question 3

With reference to questions 3.7 to 3.15 matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

Question 3.9

No informative required

Question 3.13

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.

Question 3.14



No informative required.

Question 3.15

No informative required.

CON29 PART 2 Informatives

Question 8

You are advised to seek further information from <http://www.linesearchbeforeudig.co.uk>

LinesearchbeforeUdig (LSBUD) is a free to use internet based enquiry service available 24/7. It provides a single point of contact for all enquiries relating to the apparatus owned and/or operated by the Asset Owners protected by LSBUD, including underground and overhead transmission/distribution electricity networks, transmission/distribution gas networks, oil pipelines, and fibre optic networks.

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.

Serial No.	Box B	Box C
5/1702/2018/0	LOT 6 SPRATTS GREEN AYLSHAM NORWICH NORFOLK	The Street.

These responses should be read in conjunction with the footnotes.

1.2	What designations of land use in development plans?	None
2.1(a)	Which roads are maintainable at the public expense?	The Street is publicly maintainable within the meaning of the Highways Act 1980.
2.1(b)	Which roads are subject to adoption, supported by bond?	None
2.1(c)	Which roads are to be made up at frontagers cost?	None
2.1(d)	Which roads are to be adopted without cost to frontagers?	None
2.2	Is any PROW abutting, crossing property	No
2.3	Are there any pending applications	No
2.4	Are there any legal orders	No
2.5	Approximate route	Not applicable
3.1	Land required for public purposes?	No
3.2	Land to be acquired for Road Works?	No
3.4(a)	Trunk road schemes?	No
3.4(b)	Trunk road schemes - flyover etc?	No
3.4(c)	Trunk road roundabout or new traffic lane etc?	No
3.4(d)	County road construction / alteration?	No
3.4(e)	Public consultation, new road / alteration?	No
3.4(f)	Approved county road scheme?	No
3.5(a)	Rail proposals?	No
3.5(b)	Rail proposals within LA boundary?	No
3.6(a)	Stopping Up?	No
3.6(b)	Waiting or loading restrictions?	None
3.6(c)	One way driving?	None
3.6(d)	Prohibition of driving?	None
3.6(e)	Pedestrianisation?	None
3.6(f)	Vehicle width or weight restriction?	None
3.6(g)	Traffic calming?	None
3.6(h)	Residents parking controls?	None by Norfolk County Council.
3.6(i)	Minor road widening or improvement?	None
3.6(j)	Pedestrian crossings?	None
3.6(k)	Cycle tracks?	None
3.6(l)	Bridge building?	None
3.7(e)	Outstanding notices?	No
3.7(g)	Flood and coastal erosion risk management	A statutory notice has not been served in relation to this property with regards to either section 21, 24 or 25 - Land Drainage Act 1991. No designation, consent or enforcement notice to designate or regulate activities on designated structures or features that affect flood risk have been served on this property

Please Note: If a road, footpath or footway is not highway, there may be no right to use it. The Council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

Signed

Serial No.	Box B	Box C
5/1702/2018/0	LOT 6 SPRATTS GREEN AYLSHAM NORWICH NORFOLK	The Street.

These responses should be read in conjunction with the footnotes.

by Norfolk County Council under Sched. 1 of the Flood and Water Management Act 2010 (FWM Act 2010). Please note: 1) The above information is limited to the data we hold as a Lead Local Flood Authority in pursuance of our duties under the FWM Act 2010 and the Land Drainage Act 1991. 2) This search relates to notices issued by NCC since commencement of this function in April 2012. There may be notices issued by other Risk Management Authorities in relation to this property. These include: 1) Internal Drainage Boards (ordinary watercourses across 20% of Norfolk) 2) District Councils (coastal erosion) 3) Environment Agency (main rivers, coastal flooding & large raised reservoirs)

- 3.9(g) A listed building repairs notice?
- 3.9(h) Acquisition of listed building?
- 3.9(i) Building preservation notice?
- 3.12 Compulsory purchase order?
- 7.1 A.O.N.B.
- 7.2 National park?
- 16 Mineral area?

No
No
No
No
No
No

The property or area searched is within, or partially within, the safeguarding and consultation areas for a safeguarded mineral resource (sand and gravel), as designated in the adopted Norfolk Minerals and Waste Core Strategy (Policy CS16 – safeguarding) and delineated in the accompanying Policies Map. The safeguarding and consultation areas cover mineral resources identified as of potential economic value. Norfolk Minerals and Waste Core Strategy Policy CS16 contains further information on requirements for consultation on proposed development within this area. (Further details may be obtained from Minerals and Waste Policy, Planning Services, Community and Environmental Services Department, Norfolk County Council DX 135926 Norwich 13, or email ldf@norfolk.gov.uk)

- 18 Environment and pollution?

None in respect of section 23 of the Control of Pollution Act 1974. This question is also a matter for the Environment Agency, Anglian Regional Office, Kingfisher House, Goldhay Way, Orton Goldhay, Peterborough, Cambridgeshire PE2 5ZR and should be sent to that Authority. A separate charge may be made.

- 22.1 Is the property or any land abutting the property registered common land or town or village green?
- 22.2 Entries in the register under s15B of the Commons Act 2006 or s31A of the Highways Act 1980?
- 22.3 How can copies of the matters registered be obtained and where can the register be inspected?

No

The register of maps, statements and declarations may be viewed at the following link <https://www.norfolk.gov.uk/out-and-about-in-norfolk/public-rights-of-way/register-of-declarations-and-deposits/about-register-of-declarations-and-deposits>

The Register is held at the offices of Norfolk County Council, Community and Environmental Department, County Hall, Martineau Lane, Norwich, NR1 2SG Telephone No. 01603 222957 DX 135927 Norwich 13. If you wish to inspect the register we recommend that you telephone in advance for an

Please Note: If a road, footpath or footway is not highway, there may be no right to use it. The Council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

Signed

Serial No.	Box B	Box C
5/1702/2018/0	LOT 6 SPRATTS GREEN AYLSHAM NORWICH NORFOLK	The Street.

These responses should be read in conjunction with the footnotes.

appointment.

Signed



Please Note: If a road, footpath or footway is not highway, there may be no right to use it. The Council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

Search Details

Prepared for: Birketts LLP

Matter: ER/328585.1

Client address: Kingfisher House, 1 Gilders Way, Off Barrack Street, Norwich, NR3 1UB

Local Authority:

STL

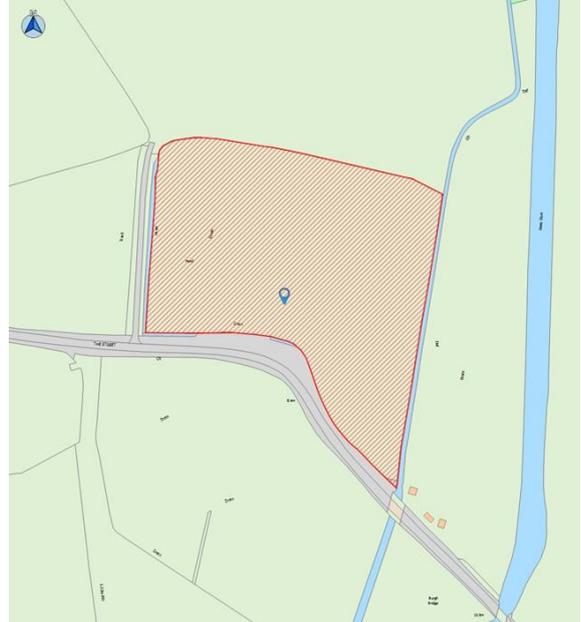
Date Returned:
26/09/2018

Property type:
Agriculture / Large Site

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 and the Data Supplier above 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.

Certificate Details

Certificate Number	7481296
Issue Date	26/09/2018
Client Ref	2717948
Address	Lot 6, Spratts Green Farm, Spratts Green, Aylsham, Norwich, Norfolk, NR11 6TX
Property	The area(s) of land within the boundaries on the plan attached to this report
Result	We hereby certify that no points on or within the boundaries marked on the plan attached to this Certificate are located within the historical boundary of a tithe district within a parish which continues to have a potential chancel repair liability based upon historical parish boundary data and the relevant Inland Revenue indices held by The National Archives.



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Ordnance Survey 100057565



Notes and Conditions of Issue of this Certificate

- This service is only available for properties in England and Wales.
- The data used to identify potential risk are derived from an academic study of historical parish boundaries and the relevant documentation pertaining to potential chancel repair liability held at The National Archives.
- The statement of certification above means that:
No record of risk is held by The National Archives for any point searched against in the subject parish; or a point is within a parish with evidence of risk but that point is situated within a tithe district for which the records described above disclose no risk or; the record held by The National Archives specifies that the total liability is held by the Church Commissioners, cathedrals and/or educational establishments.
When purchasing land from any of these parties you should enquire with them directly regarding this liability.
- ChancelCheck[®] Premium**, searches against the address points formed and enclosed by the boundary marked by you on the plan attached to this Certificate.
- CLS Property Insight Limited ('CLS') will not be liable for any inaccuracy in the plan provided by you.
- This **ChancelCheck[®] Premium** Certificate is provided with the benefit of an insurance policy giving cover for a market value of the Property up to £2,000,000.00 where an adverse matter, not reported on here, which existed at the Issue Date is later discovered. For full details of the insurance provided and all its terms and conditions go to www.clspropertyinsight.co.uk.
- This Certificate is prepared by CLS and is subject to the following Terms and Conditions:
Business Clients Visit: <https://www.cls.co.uk/Content/PDFs/Website/TermsConditions-B2B.pdf>

Reseller Details



STL Group Ltd, Orion Gate, 1st Floor, Guildford Road, Woking, GU22 7NJ.
Call: 01483 715355
Fax: 01483 221854

Visit: www.stlgroup.co.uk
Email: info@stlgroup.co.uk

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Call: 01732 753910



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Property Insight

ChancelCheck[®] Premium Guidance Note

Chancel Repair Liability Background

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

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

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

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

ChancelCheck[®] Premium Identifies the Problem

ChancelCheck[®] Premium

ChancelCheck[®] Premium is a unique, online, low cost (only £75 + VAT) screening report designed to analyse a large area of land to identify parishes where there is a potential to charge for repairs to the Parish Church chancel, as recorded by The National Archives. **ChancelCheck[®] Premium** is appropriate for use in the following circumstances:

For which Properties is it Applicable?

- Any commercial/residential property, where the property radius from the identified address point is more than **25 meters**
- OWPA properties
- Any property in the vicinity of Central London

Certificate

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

Report

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

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

ChancelSure[®] Offers a Solution

ChancelSure[®]

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

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

Insurer Details

Offers one of the highest and most consistently-rated security, A-, available through AmTrust International Underwriters Designated Activity Company (DAC).

Expert Underwriters

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

Period of Cover

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

Bespoke Policies

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

Samples

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

ChancelSure® Insurance Policy Premiums

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

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

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

Residential Property (25 Years)

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

Residential Property (35 Years)

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

Residential Property (In Perpetuity)

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

Bespoke Policies

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

Please contact STL on **01483 715355** or info@stlgroup.co.uk.

ChancelSure® Insurance Policy Premiums

Commercial Property (25 Years)

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

Commercial Property (25 Years)

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

Bespoke Policies

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

Please contact STL on **01483 715355** or info@stlgroup.co.uk.

PCCB Guidance Note

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by CLS Property Insight Limited, 17 Kings Hill Avenue, West Malling, Kent ME19 4UA (Call: 01732 753910, Email: info@clspropertyinsight.co.uk)

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

The Search Code

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

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

Core Principles

Search providers which subscribe to the Code will:

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

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

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

TPO's Contact Details:

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

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

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

CLS Complaint Resolution Procedure

If you have a complaint regarding our services or products, please send the details to:
CLS Property Insight Limited, 17 Kings Hill Avenue, West Malling, Kent ME19 4UA (Call: 01732 753910 Email: Complaints@clspropertyinsight.co.uk).



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

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

Hazard Summary Report



Details

Prepared for: Birketts LLP
Branch address: Kingfisher House, 1 Gilders Way, Off Barrack Street, Norwich, NR3 1UB

Date: 24/09/2018
Matter: ER/328585.1
Description: Aylsham, Norwich NR11 6TX, UK
Nominated supplier: Groundsure

Hazard Identified	Definition
Flood	Areas that could be at risk of flooding from rivers or the sea as the property or site is within 250m of a floodplain.
	Areas that could be at risk of flooding if the property or site is within 25m of a postcode at risk of surface water flooding.
Ground Stability	Areas that are within 75m of an area affected by natural ground subsidence, infilled land or historical underground, surface and mining workings features.
Energy	The property is within 5km of an existing or proposed energy installation such as onshore wells, wind turbines, solar farms and power stations including nuclear.
Planning	The property is within 250m for urban and 500m for rural on small non-residential and mixed-use land projects under £250k build cost.

The below list identifies potential hazards for this address and applicable reports available.

Hazard Report	Hazards Covered	Fee
Groundsure Combined Screening & FloodView Report (0 Ha - 15 Ha)	Flood	£252.00
Groundsure Energy < 150 Ha	Energy	£36.00
Groundsure Floodview (0 Ha - 15 Ha)	Flood	£102.00
Groundsure Planview (0 Ha - 15 Ha)	Planning	£78.00
Groundsure Review (0 Ha - 5 Ha)	Flood	£294.00
	Ground Stability	
Groundsure Screening (0 Ha - 15 Ha)	Flood	£198.00

Please be advised, only hazard alerts from your preferred and nominated supplier have been outlined within this document. Hazard alerts as identified by an alternate supplier may be found to be affecting the property and are not disclosed above.

Search Details

Prepared for: Birketts LLP

Matter: ER/328585.1

Client address: Kingfisher House, 1 Gilders Way, Off Barrack Street, Norwich, NR3 1UB

Data Supplier:

Landmark

Imperium, Imperial Way, Reading, Berkshire, RG2

Date Returned:
26/09/2018

Property type:
Agriculture / Large Site

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 and the Data Supplier above 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.

Estate Solutions Farm

Contaminated Land
PASSED ✓

Flooding
FURTHER ACTION

Agg's Overview

Contaminated Land
The property is not
affected by any
contaminated land
risks or
contaminated
land

Food Risk
High - The Site is considered
to be at a low risk of
contaminated food
risks. There are no
contaminated
land risks

Environmental Hazards
The following
Environmental Hazards
have been identified in the
immediate vicinity of the Site
Ground Stability Hazard



Report on

**Ltd 6 Spalls Green Farm, Spalls Green, Aylsham,
Norwich, NR11 6TX**

Report prepared for:
Hick

Client Reference:
01408465T
Lg99JUA7CABARTIHJ_
ESF

Report Reference:
AEL-0016LSF953619

National Grid Reference:
621514325519

Report date:
25th September 2018



Site Location

Report prepared on
Lot 6, Spals Green Farm, Spals Green, Aylsham,
Norwich NR11 6TX

Site Area (hectares)

18.091

Current Use

Agricultural

Proposed Use

Agricultural

Report Prepared For

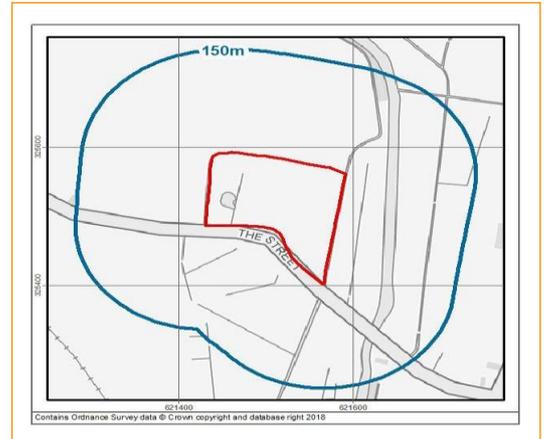
Assumed purchase

Report Author

Harrah Buke BSc (Hons) FEVA

Telephone 0345 488 5250

Email hb@agleni.com





Summary of Liabilities and Risk

Issue	Evaluation
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Contaminated Land Liability Assessment



PASSED



What is the pollution risk from within the property?	Low
What is the pollution risk from the surrounding area?	Low
What is the sensitivity of the asset to pollution?	Medium to High
What is the overall liability risk of this property?	Low

Within the scope of this assessment no Liabilities have been identified. No further action is required.



FURTHER ACTION


Flood Risk Summary

What is the overall risk of flooding to the farm, assuming flood defences are operational?

High
(see recommendations below)



Additional Considerations Summary

Asbestos		Ground Stability	&	Mining Hazard	
Radiation		Coal Mining		Nuclear Vulnerability	&
Electric Compensation		Historic Rights of Way		Sensitive Land Uses	&
Water Abstractions		Sewage Discharges		Sewerage Schemes	
Unreported Offences		Soil Chemistry	&	Telecommunication Base Stations/Transmission Lines	
COMAH Sites		Listed Buildings			

Please refer to the Additional Considerations section of the report for the details of the considerations that have been flagged by the report.



PASSED



Contaminated Land Conclusion

The desktop appears to have been anything on or adjacent to the farm that likely to have caused significant pollution of the land standard agricultural practices. As a result we do not consider there to be any environmental liability for the farm.

Recommendations

No further environmental investigation is recommended.



FURTHER ACTION



Flood Risk Recommendations

1. As a significant portion of the Site has been identified as at an increased risk of flooding we recommend that you contact us to discuss the next steps that will assist in further defining the risk of flood to the Site. This may include carrying out a more detailed assessment (a FLOOD SOLUTIONS Consult Report). This will review additional specific data (data before UK wide data bases) and raise enquiries of statutory bodies (eg. by body, Local Authority etc). Such an assessment would identify more accurately the risk of flood to the site, view the standard of existing defences to help provide a specification and budget estimates for a full Flood Risk Assessment to meet the requirements of the National Planning Policy Framework (NPPF) should this be required and suggestions for flood resistance measures. Please contact us so we can discuss your requirements and if necessary provide a quotation.

2. If this risk is based on a site where buildings are present you may wish to consider further assessment to establish anticipated flood depths which will allow cost appraisal and installation of flood resistance and resilience adaptation measures. (Please contact Agri formoed Ltd)

3. You may wish to consider taking in insurance to mitigate the completion of this task on the main building on Site at risk.

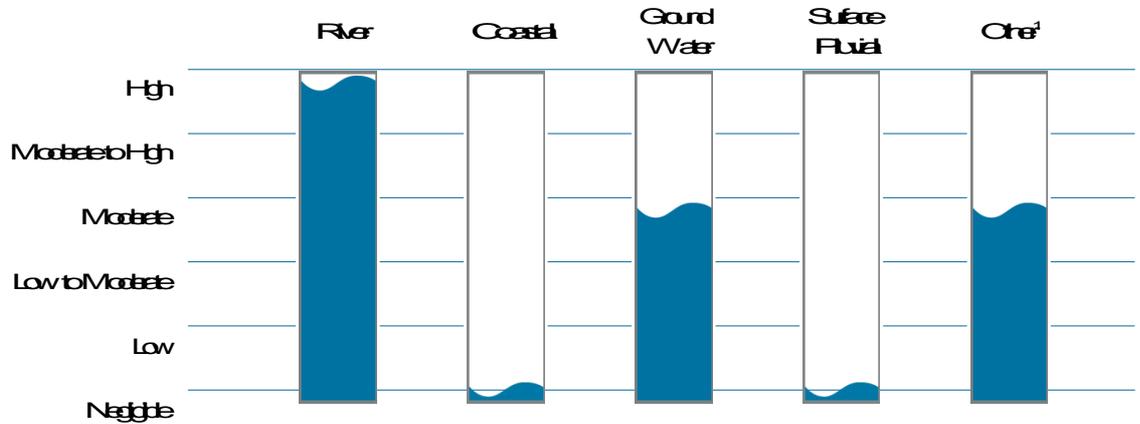


Contaminated Land Risk Analysis

Investigation	Risk Commentary
 <p>Farm description</p> <p>The farm is approximately 2 hectares and is formed of arable land with a pond and damaged channels in the west. No new development is proposed.</p> <p>Farm History</p> <p>The farm was extremely similar in 1866 and there have been no significant, observable changes to the farm since that time.</p>	<p>Agri's Comment </p> <p>As a result of the historical land use the Site has a low risk of contaminants being present.</p>
 <p>Surrounding area description</p> <p>The farm is almost entirely surrounded by arable land or grassland with small areas of woodland and various damaged channels.</p> <p>History of Surrounding Area</p> <p>The area was extremely similar in the late 1800s and there have been no activities or alterations since that time that are likely to significantly affect the farm.</p> <p>No potentially contaminative historical land uses were identified in proximity to the farm.</p>	<p>Agri's Comment </p> <p>The historical land use of the surrounding area is therefore considered to present a low risk of affecting the Site.</p>
 <p>Water resources and sensitive habitats</p> <p>With reference to Environment Agency data the superficial hydrogeology underlying the Site is classified as a Secondary (A) Aquifer (deposits with moderate permeability) and the bedrock hydrogeology is classified as a Principal Aquifer (highly permeable formations). Items of the overlying geosphere are given a 2 (class 2) vulnerability classification. According to information provided by the Environment Agency the Site does not lie within a groundwater Source Protection Zone (SPZ). There is one abstraction borehole located within 500m. It is a steam abstraction (488m southeast) for spray irrigation use. The nearest water feature is located on Site. The ground class appears to be largely in agricultural use. No designated receptors were identified within a 500m radius of the Site.</p>	<p>Agri's Comment </p> <p>Overall, the Site has been considered to have a moderate to high environmental sensitivity.</p>
<p>Additional Sources of Information</p>	<p>The following additional historical maps were used to produce this report:</p> <ul style="list-style-type: none"> • Envirotek Ref 18081842 centred on 621514, 325519



Flood Analysis of Whole Farm	What is the overall risk of flood to the farm, assuming defences for roads are absent or overtopped?	High
Flood Defences Effect	Are there any flood defences that might be at the site?	Yes
	What is the risk of flood to the site when the defences are operational?	High



Flood Analysis of Buildings Are there any farm buildings at significant risk of flood? **No**

Riparian Ownership Is there a watercourse located within a riparian to the site? **Yes**

Agri's Comment

A riparian owner is anyone who owns a property where there is a watercourse within a riparian to the boundaries of their property.

Under common law, a riparian owner has rights and responsibilities relating to the use of a watercourse that flows within or beside the boundaries of their land. Their primary responsibility is to keep the watercourse free of any obstruction that could hinder normal water flow. If the riparian owner fails to carry out their responsibilities, this could result in litigation.

A riparian owner should also check before carrying out any works near to the edge of a river, as such works may be subject to bylaws or planning if it is considered to be enforcement action by the Environment Agency.

There is a presumption that the boundary between properties abutting a watercourse is the centre of the watercourse. To confirm whether this is the case, a landowner should check the deeds or the Ordnance Survey Map.

The Environment Agency has published useful guidance 'Living on the edge' for owners of land adjoining a watercourse. Sometimes the Environment Agency or other organisations managing flood risk may have statutory rights of access to properties which adjoin a watercourse. This may be for maintenance, repair or building day-pool of the watercourse or for access to repair or monitoring equipment.

Development Control Is there a watercourse located within 250m of the site? **Yes**

Agri's Comment

Sites which do not abut (touch or adjoin) a watercourse, may be subject to planning conditions which development be considered. The Environment Agency and the Natural Resources Wales may consult regarding any development within 50m of a Main River or drainage channel. Natural Resources Wales may consult regarding any development within 250m of a canal, although this varies on a site-by-site basis. Please see The Environment Agency website to check if there is a Main River within 20m of your property.

¹ Other factors influencing flood risk include historic flood events, geological characteristics of flood risk points, surface water features and debris on access roads.

Dam and Reservoir Failure

Could the Site be affected by dam or reservoir failure? **No**

Agri's Comment



The answers based on the data provided by BARisk Management. These pertain to the assessment of flood around approximately 1700 key dams and reservoirs across England and Wales (the dam or reservoir website).



Recommendations

1. As a significant portion of the Site has been identified as at an increased risk of fooding we recommend that you contact us to discuss the next steps that will assist in further defining the risk of fooding at the Site. This may include carrying out a more detailed assessment (e.g. FLOOD SOLUTIONS Consult Report). This will review additional site specific data (not available from UK wide databases) and raise enquiries of statutory bodies (e.g. Environment Agency, Local Authority etc). Such an assessment would identify more accurately the risk of fooding and review the standard of existing defences to avoid a potential and budget cost estimate for a full Food Risk Assessment to meet the requirements of National Planning Policy Framework (NPPF) should this be required and suggestions for food resistance resilience measures. Please contact us so we can discuss your requirements and if necessary provide a quotation.
2. If this risk does pose a serious where fooding is a possibility you may wish to consider further assessment to establish anticipated food depths which will aid a cost appraisal and installation of food resistance and resilience preparation measures. (Please contact Agri for more details)
3. You may wish to consider obtaining insurance to mitigate the completion of this task and if the main fooding on Site is at risk.



Additional Considerations

Item	Summary	Suggested Action
Nite Vulnerable Zones	The farm is located within a Nite Vulnerable Zone. Nite Vulnerable Zones are designated areas of land during a river water assessment to be protected by nites. As the farm lies within a designated zone the landowner will need to comply with the requirements of the Nites Action Programme regulated by DEFRA and the Environment Agency.	Contact the Environment Agency for further information.
Soils	BGS soil chemistry data for the site indicates <15 mg/g of arsenic, <18 mg/g of cadmium, 40-60 mg/g of chromium, <100 mg/g of lead <15 mg/g of nitrate.	None required.
Agricultural Land Classifications	The farm is located within a Grade 3 classification (good). The classification system forms part of the planning system in England and Wales. Agricultural land is classified into five categories according to its soil quality and suitability for growing crops. The top three grades 1, 2 and 3 are considered the best and most valuable land, 3b-5 are considered moderate to very poor.	Contact Natural England for further information.
Environmental Stewardship Agreements	Data indicates the farm has been identified within an Entry Level 2 or Higher Level Stewardship Agreement. Further information on these schemes is available from Natural England. It would be prudent to check the availability of the request to occupy the land by Environmental Stewardship schemes administered by Natural England. The current occupier may have owned the farm in a context which there were no will be added to flow of the operation.	Contact Natural England for further information.
	As a result of the designations are located in the vicinity of the site there may be land management implications or restrictions to planned developments. You are located inside within 500m of an Environmentally Sensitive Area, a Nite Vulnerable Zone and a Nite Vulnerable Zone.	Sensitive Land Uses Contact the Local Planning Authority or speak with planning consultant.
Ground Instability Hazard	As a potential ground instability hazard was identified, you may wish to consult a local RCS Accredited Surveyor and review any available geotechnical surveys.	Contact RCS Accredited Surveyor for further guidance.

Generic Guidance

Item	Summary	Suggested Action
Tree Preservation Orders/ Hedgrows	The designated TPO is proposed to be a significant impact on the surroundings (important feature within the local landscape or an historic association with the locality). A tree has an associated TPO then it is an offence to cut down, pull up, top, willow damage or destroy it. Under The Town and Country Planning (Tree Preservation) (England) Regulations 2012, tree preservation regulations have continued for England and Wales. Farms situated in Wales will follow guidance regulated by the Welsh Assembly Government.	Contact the Local Planning Authority for further information.
Hedgrows Regulations 1997	The Hedgrows Regulations came into force in 1997 to protect the most important hedges in the countryside from being removed. The regulations apply to hedges which are more than 20 metres long with a maximum height of the hedgerow at the end of your removal. Hedgerow without permission you are liable to an unlimited fine and may have to replace the hedgerow.	Contact the Local Planning Authority for further information.

Item	Summary	Suggested Action
Change of Use Redevelopment	Proposed changes in land use require permission from the Local Council local planning Authority and are subject to conditions as part of the statutory planning process	authorities speak with planning consultant

Whilst this assessment is primarily a desk top assessment it does not take into account ground water table levels the above potential liability considerations that fall outside the scope of the Risk Analysis Methodology have been identified

Additional sources of information may be available for the Site These sources could include previous environmental reports (such as audits, contaminated land investigations and remediation reports) valuation reports (such as property desk and the like) a Land Quality Record and property desk Agent Environmental would be pleased to review any reports that are available and issue a report accordingly. This may entail additional fees depending upon the volume and complexity of information available Please contact us for further information

Contents of the Data Section

Section	Description
Tabular Summary	<p>This section presents a tabular summary of information found for the Sleads surrounding gas. The data is presented in the relevant zones based on the extent of the data found at the Site from 1250m and from 251-500m.</p> <p>If a data base has been searched the number of records found will be displayed under the relevant search band and if a data base is not available or has not been searched it will be represented by the abbreviation N/A under the relevant search band.</p>
Current Land Use Mapping	<p>This section provides information on current land uses and is divided into three sections, statutory information, water and current industrial uses is presented by two maps.</p>
Statutory Information	<p>This section presents detailed statutory information for the Sleads surrounding gas (up to 500m depending upon class). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site. If no data is identified then this section will be omitted.</p>
Water	<p>This section presents detailed information on water and land uses for the Sleads surrounding gas (up to 500m depending upon class). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site. If no data is identified then this section will be omitted.</p>
Current Industrial Land Use	<p>This section presents detailed information on current land use for the Sleads surrounding gas (0-250m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site. If no data is identified then this section will be omitted.</p>
Historical Land Use Mapping	<p>The Historical Land Use Map presents 1:10,000 scale and 1:2500 scale (air and aerial photography) historical land use information within 250m of the Site boundary.</p>
Historical Land Use	<p>This section presents detailed information on historical land use for the Sleads surrounding gas (0-250m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site. If no data is identified then this section will be omitted.</p>
Aquifer Designations and Geology	<p>This section is presented by two maps that present information relating to the aquifer designations beneath the Site. The first of these maps indicates the designation of the Superficial geology. The second map presents the aquifer designation of the sub geology.</p> <p>These maps are followed by detailed information in relation to aquifer designations (groundwater vulnerability and geology) at the Sleads surrounding gas (0-500m). If no data is identified then this section will be omitted.</p>
Environmental Sensitivity	<p>This section presents detailed information on the environmental sensitivity of the Sleads surrounding gas (up to 500m depending upon class) and is presented by two maps. The first shows areas with statutory designations, the second shows source protection zones. The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site. If no data is identified then this section will be omitted.</p>
Natural and Mining Related Hazards	<p>This section contains information on natural and mining related hazards which may affect the Site. These include subsidence and hard mining. If no data is identified then this section will be omitted.</p>

Farm Specific Issues	This section lists present and building footprints and areas that may be present on or in proximity to a farm and could affect residential farming practices (eg listed buildings, heritage sites etc). If no data is identified then this section will be omitted.
Soil Chemistry	This section is prepared by the maps that present information relating to the concentrations of Arsenic, Cadmium, Chromium, Lead and Nickel within soils beneath the farm and surrounding areas. The maps are immediately followed by the detailed data. If no data is identified then this section will be omitted.
Flooding Risk Information	This section presents information relating to the four main types of flooding – River flooding, Coastal tidal flooding, surface water flooding and groundwater flooding. Some of this data will be presented by an associated map.

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Table Summary

Statutory Information

Authorisations	Onsite	1-250m	251-500m
Local Authority Pollution Prevention and Control	0	0	NA
Local Authority Integrated Pollution Prevention and Control	0	0	NA
Integrated Pollution Control	0	0	NA
Integrated Pollution Prevention and Control	0	0	NA
Registered Radioactive Substances	0	0	NA
Discharges	Onsite	1-250m	251-500m
Discharge Consents	0	1	NA
Water Industry Act Referrals	0	0	NA
Control of Major Accident Hazards Sites	0	0	0
Explosive Sites	0	0	0
Notification of Releases Handling Hazardous Substances	0	0	0
Flaming Hazardous Substance Consents	0	0	0
Contaminations	Onsite	1-250m	251-500m
Contaminated Land Register Entries and Notices	0	0	NA
Local Authority Pollution Prevention and Control Enforcement	0	0	NA
Enforcement and Prohibition Notices	0	0	NA
Flaming Hazardous Substance Enforcement	0	0	0
Substantiated Pollution Incident Register	0	0	0
Prosecutions Relating to Authorised Processes	0	0	NA
Prosecutions Relating to Controlled Waters	0	0	NA

Waste

Waste Landfills	Onsite	1-250m	251-500m
BGS Recorded Landfills	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	NA
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	NA
Licensed Waste Management Facilities (Locations)	0	0	0
Local Authority Recorded Landfills	0	0	0
Registered Landfills	0	0	0
Registered Waste Transfer Sites	0	0	NA
Registered Waste Treatment or Disposal Sites	0	0	NA
Historical Landfills	0	0	0

Current Land Use

Current Potentially Contaminative Uses	Onsite	1-250m	251-500m
Contemporary Trade Discharge Entries	0	0	NA
Fuel Station Entries	0	0	NA
Other Features	Onsite	1-250m	251-500m
Telecommunication Base Stations	0	0	NA
Overhead Transmission Lines	0	0	NA

Historical Land Use

Historical Potentially Contaminative Uses	Onsite	1-250m	251-500m
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² Telecommunication base stations are only searched based on 100m from the Site boundary.

Historical Land Use

Potentially Contaminative Industrial Uses (Past Land Use)	0	3	NA
Historical Tanks And Energy Facilities	0	0	NA
Potentially Hilled Land	Onsite	1-250m	251-500m
Former Marshes	0	0	NA
Potentially Hilled Land (Non-Water)	0	1	NA
Potentially Hilled Land (Water)	0	0	NA

Groundwater Vulnerability

Hydrogeology	Onsite	1-250m	251-500m
Superficial Aquifer Designations	1	0	0
Bedrock Aquifer Designations	1	0	0
Groundwater Vulnerability	1	2	NA
Geology	Onsite	1-250m	251-500m
Low Permeability Till Deposits	0	NA	NA
BGS 1:625,000 Solid Geology	1	NA	NA

Environmental Sensitivity

Environmental Sensitivity	Onsite	1-250m	251-500m
Areas of Outstanding Natural Beauty	0	0	NA
Environmentally Sensitive Areas	1	0	NA
Forest Parks	0	0	NA
Local Nature Reserves	0	0	0
Maine Nature Reserves	0	0	0
National Nature Reserves	0	0	0
National Parks	0	0	NA
National Scenic Areas	0	0	NA
Nature Sensitive Areas	0	NA	NA
Nature Vulnerable Zones	2	NA	NA
Ramsar Sites	0	0	0
River Quality Biology Sampling Points	0	0	NA
River Quality Chemistry Sampling Points	0	0	NA
Nearest Surface Water Feature	1	0	NA
Sites of Special Scientific Interest	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	0	1
Source Protection Zones	0	0	NA

Natural and Mining Related Hazards

Subsidence	Onsite	1-250m	251-500m
Claystone Ground Stability Hazards	1	3	NA
Compressive Ground Stability Hazards	1	0	NA
Ground Dissolution Stability Hazards	1	1	NA
Landslide Ground Stability Hazards	1	0	NA
Running Sand Ground Stability Hazards	1	0	NA
Sinking or Swelling Clay Subsidence Hazards	1	0	NA

³ Ground stability hazards are only assessed to a radius of 50m from the site boundary.

Natural Mining Related Hazards

Non Coal Mining Hazards			
	Onsite	1-250m	251-500m
Radon	1	NA	NA
Radon Potential	1	NA	NA
Radon Reduction Measures	1	NA	NA
Mining			
	Onsite	1-250m	251-500m
Bire Compensation Areas	0	NA	NA
Coal Mining Affected Areas	0	NA	NA
Natural Mining Caves	0	0	NA
Mining Stability	0	0	NA
BGS Recorded Mined Sites	0	1	NA

Farm Specific Issues

Farm Specific Issues	Onsite	1-250m	251-500m
Listed Buildings	0	1	3
World Heritage Sites	0	0	0
Scheduled Monuments	0	0	0
Historic Battlefields	0	0	0
Historic Landscapes	0	0	0
County Parks	0	0	0
Ancient Woodlands	0	0	0
Soils			
	Onsite	1-250m	251-500m
BGS Soil Chemistry Arsenic	1	0	0
BGS Soil Chemistry Cadmium	1	0	0
BGS Soil Chemistry Chromium	1	0	1
BGS Soil Chemistry Lead	1	0	0
BGS Soil Chemistry Nickel	1	0	0

Flooding

Current Flood Risk	Onsite	1-250m	251-500m
Flooding From Rivers and Sea	1	0	0
Flooding From Rivers and Sea (non Extreme Event)	1	0	0
Areas Benefiting from Flood Defences	0	0	0
Flood Water Storage Areas	0	0	0
Flood Defences	0	1	0
Risk of Flooding from Rivers and Sea	4	0	0
Groundwater Flood Risk	1	1	0
Surface Water Flooding (1.75 year return event)	0	1	1
Surface Water Flooding (1200 year return event)	0	2	0
Surface Water Flooding (1,000 year return event)	2	1	0
Dam or Reservoir Failure	0	0	0
Historical Flooding			
	Onsite	1-250m	251-500m
Historical Flood Events	0	0	0
Geological Indicators of Flooding	2	0	0
Other Flood Information			
	Onsite	1-250m	251-500m
Surface Water Feature	3	6	5
Main Map Water Network	8	54	54

Table Summary/Explanation

All the aerially surveyed data range of data sets which are considered appropriate for their intended use of this report. Each data set is saved as a data set from the Seaboundry and the table summary is divided into different sections according to fact data base is saved and information is found then the number of records will be added in the table above. If the data base was saved and no data was found then a zero will be present. If data base was not saved then the data set in N/A will be found. In case of any information was not available at the head of the saved

Land Use Information

Registered land use boundaries (where available) are shown on the map as a red diagonal hatch polygon and referred to in the map legend as Registered Land Use. A present or completed road data set is for land use boundaries that are a point grid reference reported by the data supplier used for some land uses. The point grid reference supplied provides only an approximate position and can vary from the true centre to the centre of the site. A point and property of the land use boundaries that are Landmark consists of a 250 metre or 100 metre 'buffer' zone around the point to warn of the possible presence of land. The 'buffer' zone is shown on the map as an orange cross-hatch area and is referred to in the map legend as Potential Land Use Buffer. Local Authority land use is sourced from individual local authorities that were able to provide information on the mapping prior to the introduction of the Control Pollution Act (CCPA) in 1974. Appropriate authorities are listed under Local Authority Land Use coverage with an indication of whether or not they were able to make land use available. Data set any records identified are displayed. You should be aware that the local authority had land use data but passed it to the relevant Environment Agency if it does not necessarily mean that local authority land use is now included in our data. Land use data has been made available for a lot of the data as you should be aware that a negative response under Local Authority Registered Land Use does not necessarily confirm that local authority land use is

Submarine Hazards

Information on submarine hazards is provided by the British Geological Survey (BGS) information present within 250m of the Seaboundry under the National Mining Risk Data Hazards. Due to the lack of data in this data set the compilation of the risk work of the BGS recommends a separate approach when using this information and a risk of the work of the BGS data set within the vicinity of the property. The above Agile points are presented as ground stability or concealed mining hazard in the Risk Analysis set on based on the highest depth found within 50m of the Seaboundry.

Discharges

Discharge Consents

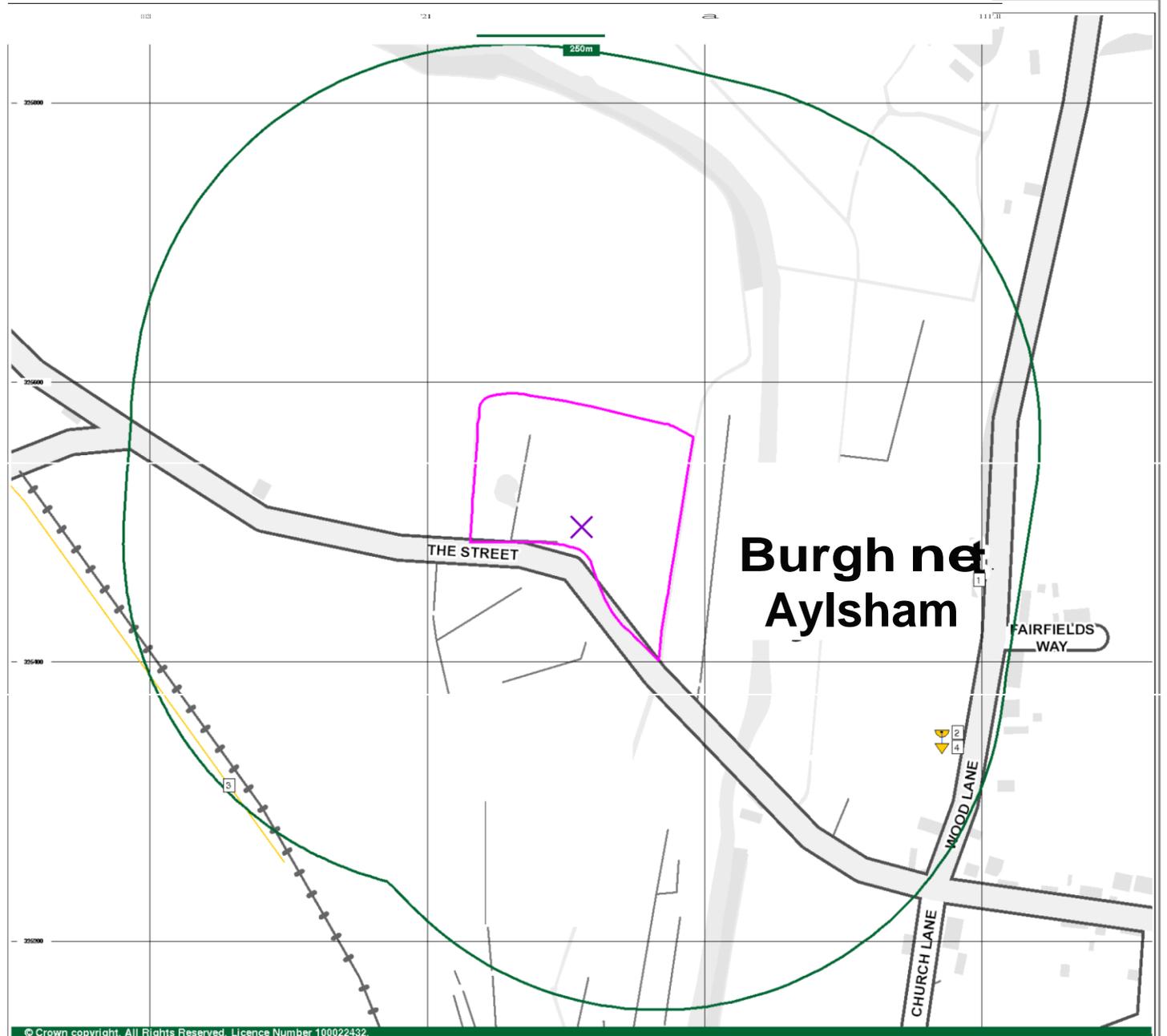
Map ID	Details	Distance	Direction
1	<p>Operator: Mrs Christine Mough Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: The Bridge House 2 The Street, Bugh Not Aylham, Norwich, Norfolk, NR11 6J, Authority: Environment Agency, Anglian Region, Catchment Area: Bue (Upper) Permit Ref: Per12042, Permit Version: 1, Effective Date: 2nd March 2007, Issue Date: 2nd March 2007, Revocation Date: Not Supplied, Discharge Type: Sewage Discharges - Final Treated Effluent, Not Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: River Bue, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Potential Accuracy: Located by supplier to within 10m.</p>	129m	SE

Hazardous Sites

Waste

Historical Land Uses within 250m

- General**
 - Site Boundary
 - Search Buffer
 - Bearing Reference Point
 - Grid Line
 - Reference Number
- Potentially Contaminative Uses**
 - Point Feature
 - Line Feature
 - Area Feature
- Potentially Infilled Land**
 - Point Feature
 - Line Feature
 - Area Feature
- Former Marshes**
 - Point Feature
 - Line Feature
 - Area Feature
- Historical Tanks and Energy Facilities**
 - Point Feature



Historical Land Use

Historical Potentially Contaminative Uses

Potentially Contaminative Industrial Uses (Past Land Use)

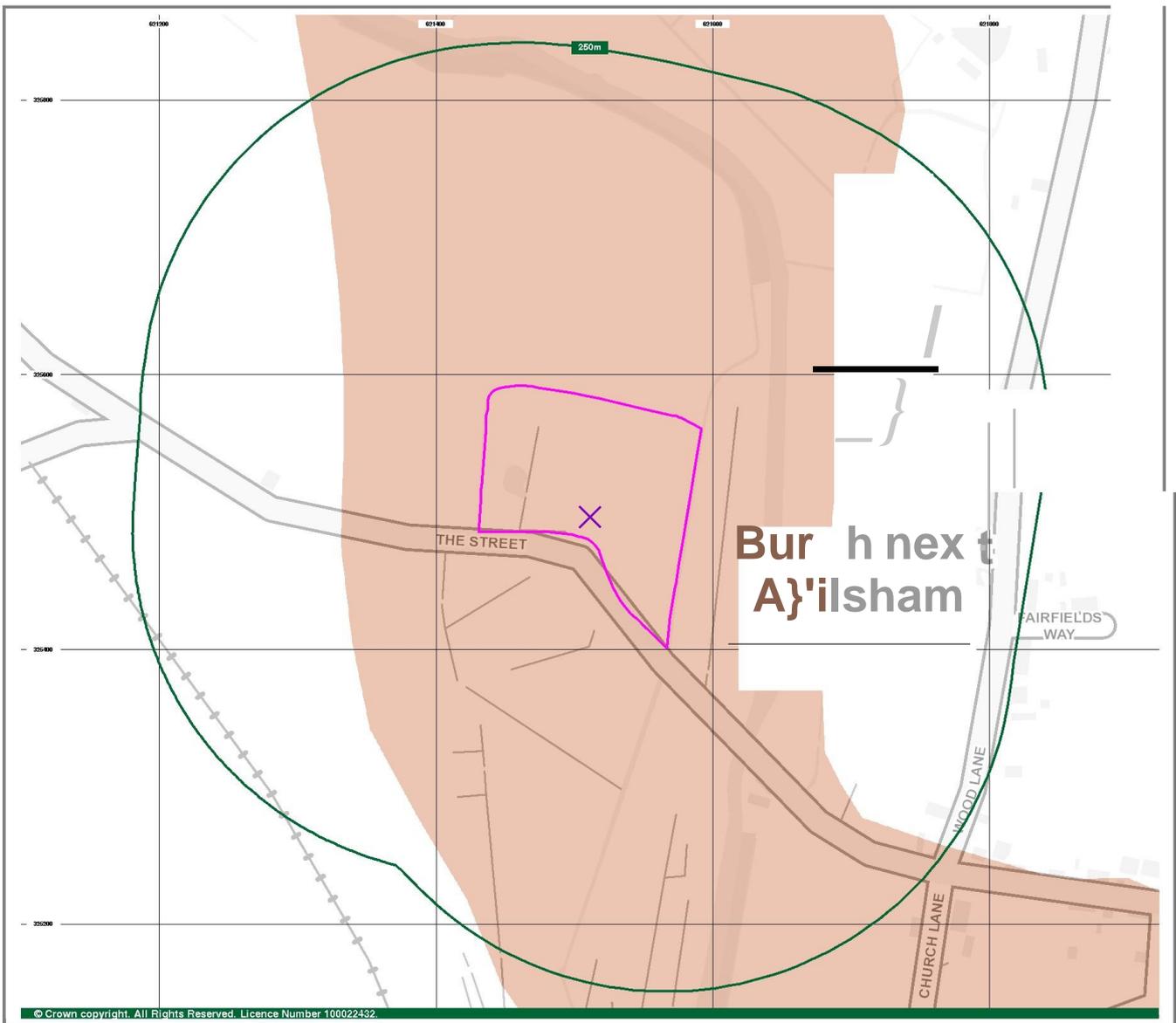
MapID	Details	Distance	Direction
1	Sewage Dated Mapping 1987.	209m	E
2	Quarrying of sand & clay, open sand & gravel pits Dated Mapping 1891.	211m	SE
3	Railways Dated Mapping 1890-1957.	243m	SW

Potentially Filled Land

Potentially Filled Land (Non-Water)

MapID	Details	Distance	Direction
4	Unknown Filled Ground (Fit, quarry etc) Dated Mapping 1987.	211m	SE

Aquifer Designation (Superficial)



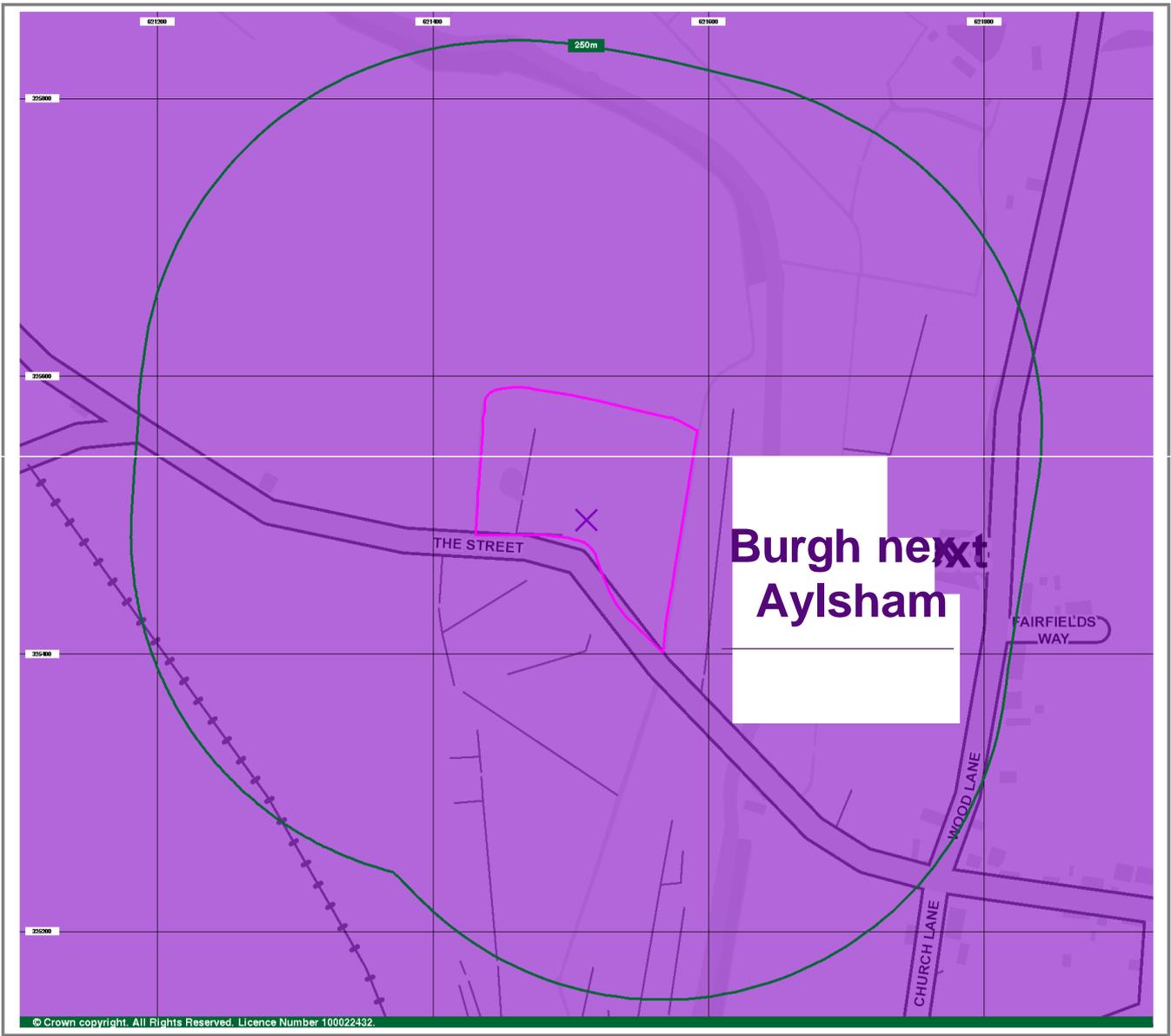
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Aquifer Designations

- Site Boundary
- Search Buffer
- X Bearing Reference Point
- Principal Aquifer
- D** Secondary A Aquifer
- D** Secondary B Aquifer
- D** Secondary Undifferentiated
- D** Unproductive Strata
- D** Unknown



Aquifer Designation (Bedrock)



Aquifer Designations

- Site Boundary
- Search Buffer
- X Bearing Reference Point
- Principal Aquifer
- D Secondary A Aquifer
- D Secondary B Aquifer
- D Secondary Undifferentiated
- D Unproductive Strata
- D Unknown



Groundwater Vulnerability

Hydrogeology

Superficial Aquifer Designations

MapID	Details	Distance	Direction
	<p>Secondary Aquifer-A</p> <p>These aquifers are formed from relatively permeable layers of sands supporting water supply at a local scale and in some cases forming an important source of baseflow to rivers.</p>	On Site	-

Bedrock Aquifer Designations

MapID	Details	Distance	Direction
	<p>Principal Aquifer</p> <p>These aquifers are typically formed of layers of rock or clastic deposits that have a high permeability and provide a high bedrock water storage. They may support water supply and be a source of baseflow on a strategic scale.</p>	On Site	-

Groundwater Vulnerability

MapID	Details	Distance	Direction
	<p>Soil Classification Subsoil of High Leading Potential (H₂) - Soils with can possibly transmit non-point source pollutants and liquid discharges but are unlikely to transmit dissolved pollutants. Map Scale 1:100,000. Map Name Sheet 26 East North.</p>	On Site	-
	<p>Soil Classification Subsoil of High Leading Potential (H₂) - Deep permeable coarse textured soils with high transmissivity charged pollutants because of their rapid drainage and low attenuation potential. Map Scale 1:100,000. Map Name Sheet 26 East North.</p>	113m	W
	<p>Soil Classification Subsoil of High Leading Potential (H₂) - Deep permeable coarse textured soils with high transmissivity charged pollutants because of their rapid drainage and low attenuation potential. Map Scale 1:100,000. Map Name Sheet 26 East North.</p>	182m	E

Geology

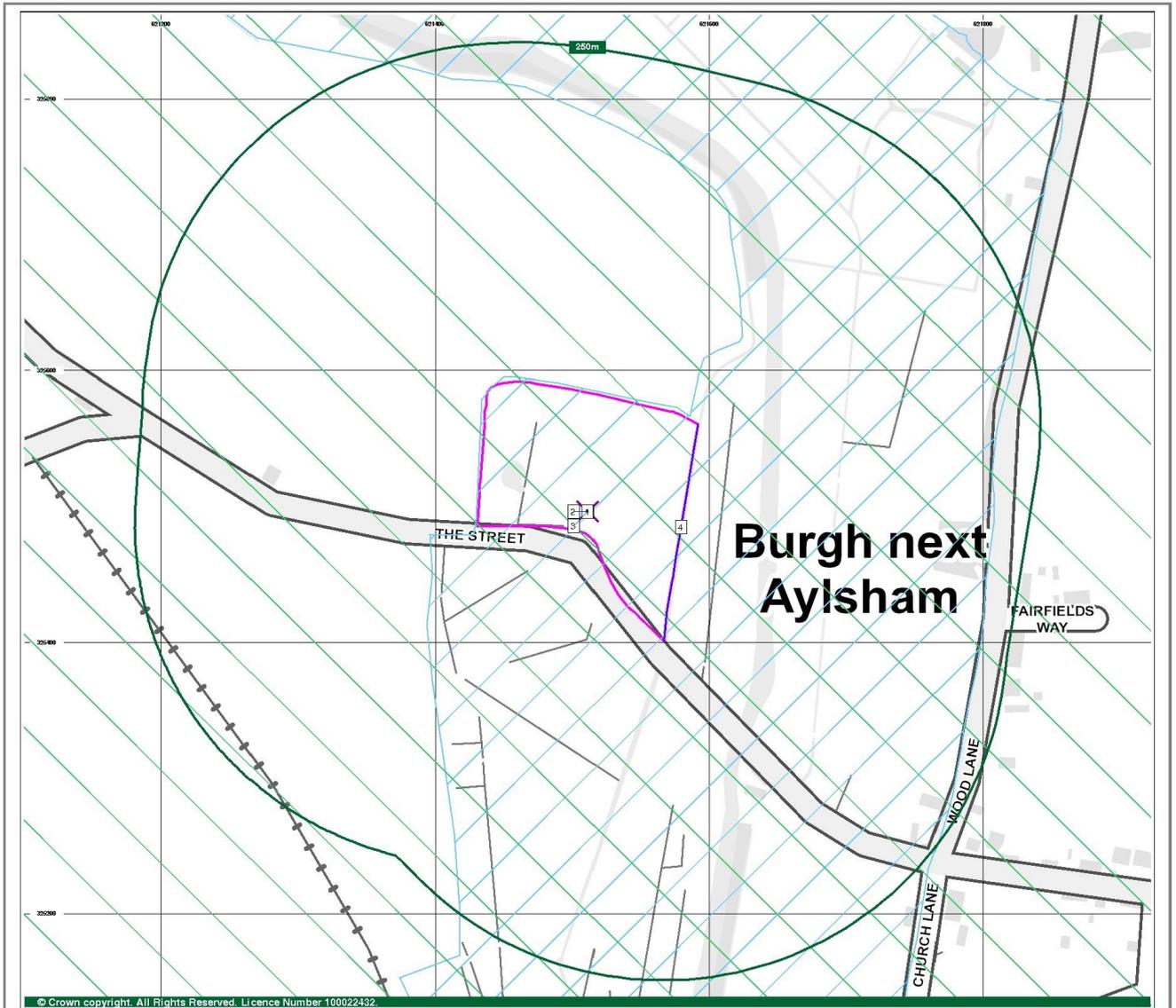
Low Permeability Drift Deposits

MapID	Details	Distance	Direction
	<p>Low permeability drift deposits occurring at the surface and underlying Major and Minor Aquifers are headway with thin shales and pebbly clays and fine sand and siltstone and detrital medium. Map Sheet Sheet 26 East North. Scale 1:100,000.</p>	20m	SW

BGS 1:625,000 Soil Geology

MapID	Details	Distance	Direction
	White Creek Subgroup	On Site	-

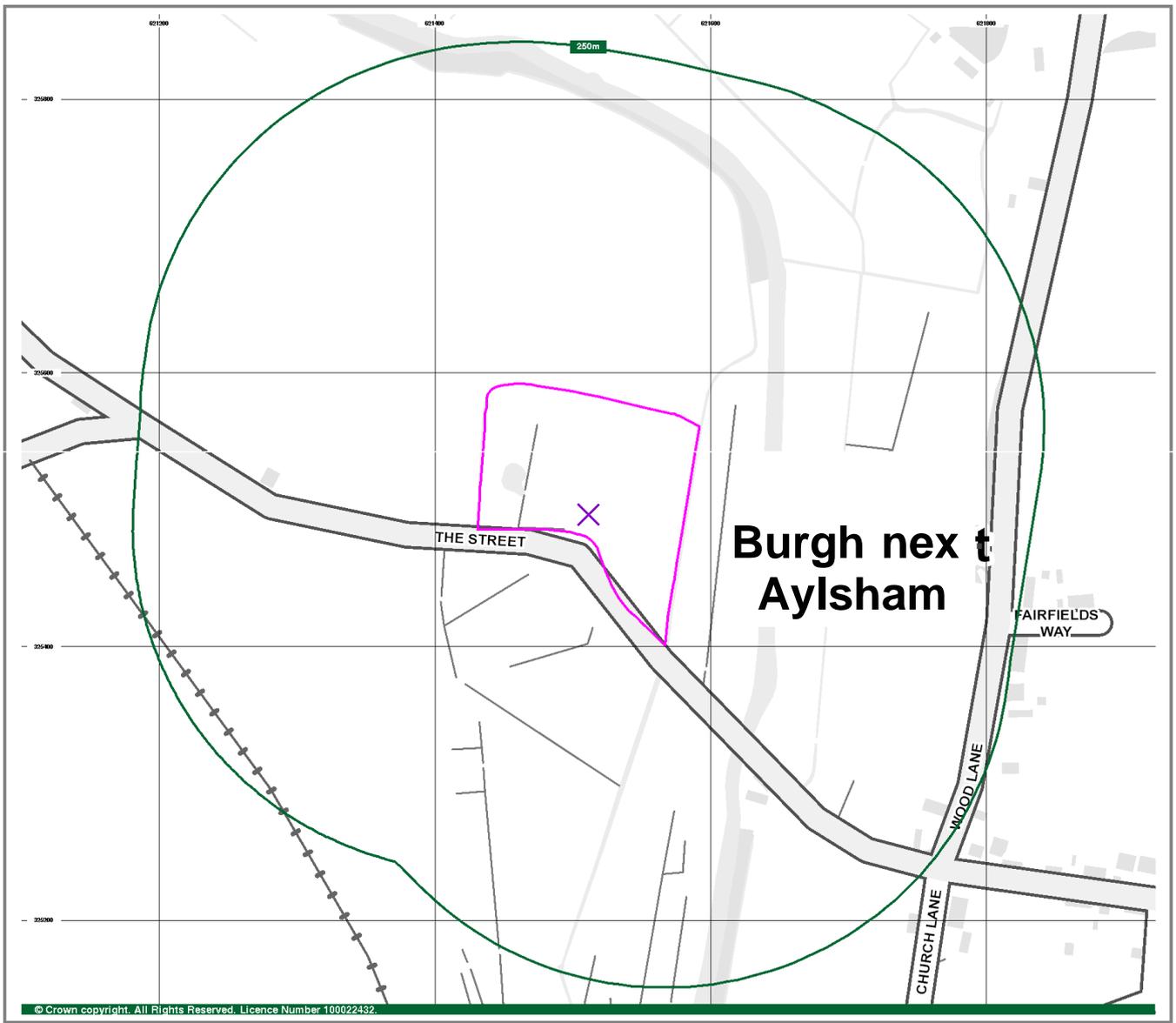
Sensitive Land Uses



Sensitive Land Uses

- | | | |
|--|-----------------------------|-------------------------------------|
| Site Boundary | [8J] Local Nature Reserve | E?;j Ramsar Site |
| Search Buffer | 83 Marine Nature Reserve | Nearest Surface Water Feature |
| Bearing Reference Point | National Nature Reserve | Site of Special Scientific Interest |
| N | ISI National Park | Special Area of Conservation |
| [1] Area of Outstanding Natural Beauty | rn National Scenic Area | Special Protection Area |
| [2] Environmentally Sensitive Area | rn Nitrate Sensitive Area | Water Abstraction |
| EE Forest Park | ISI Nitrate Vulnerable Zone | C: {?} Historical Flood Liability |

Source Protection Zones



Source Protection Zones

- Site Boundary
- Search Buffer
- × Bearing Reference Point
- N**
- |||| Inner zone (Zone 1)
- |||| Inner zone - subsurface activity only (Zone 1c)
- |||| Outer zone (Zone 2)
- |||| Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)

Environmentally Sensitive Features

Environmentally Sensitive Areas

MapID	Details	Distance	Direction
1	Name Boads (decommissioned) Multiple Area Y, Area (m ²) 38294188819, Source Natural England	On Site	-

Nearest Viable Zones

MapID	Details	Distance	Direction
2	Name Blue Boads Eutrophic Lake Niz, Description Eutrophic Waters, Source Environment Agency, Head Office	On Site	-
3	Name Norwich Oag And Gads, Description Groundwater, Source Environment Agency, Head Office	On Site	-

Nearest Surface Water Feature

MapID	Details	Distance	Direction
4	Surface water feature identified in proximity.	On Site	E

Water Abstractions

MapID	Details	Distance	Direction
	Operator: Dudwick Estate Trustees, Licence Number: 734067143, Permit Version Not Supplied, Location: Boe At Brampton Hill Farm, BRAMPTON, Authority: Environment Agency, Anglian Region, Abstraction Spwy, Abstraction Type Not Supplied, Source: Stream, Daily Rate (m ³): 3, Yearly Rate (m ³): 11000, Status: Rejected, Authorised Start: Not Supplied, Authorised End: Not Supplied, Permit Start Date: Not Supplied, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier within 10m.	48m	SE

Natural and Mining Related Hazards

Subsidence

Colapsible Ground Stability Hazards

Details	Distance	Direction
Risk Very Low, Source: British Geological Survey, National Geoscientific Information Service	On Site	N

Compressible Ground Stability Hazards

Details	Distance	Direction
Risk Moderate, Source: British Geological Survey, National Geoscientific Information Service	On Site	-

Ground Dissolution Stability Hazards

Details	Distance	Direction
Risk Very Low, Source: British Geological Survey, National Geoscientific Information Service	On Site	-
Risk Moderate, Source: British Geological Survey, National Geoscientific Information Service	50m	E

Landslide Ground Stability Hazards

Details	Distance	Direction
Risk Very Low, Source: British Geological Survey, National Geoscientific Information Service	On Site	-

Running Sand Ground Stability Hazards

Details	Distance	Direction
Risk Low, Source British Geological Survey, National Geoscience Information Service	On Site	-

Shrinking or Swelling Clay Subsidence Hazards

Details	Distance	Direction
Risk Very Low, Source British Geological Survey, National Geoscience Information Service	On Site	-

Radon

Radon Potential

Details	Distance	Direction
The probability is a low probability radon gas (less than 1% of homes are estimated to be at or above the Action Level), Source British Geological Survey, National Geoscience Information Service	On Site	-

Radon Protective Measures

Details	Distance	Direction
None, Source British Geological Survey, National Geoscience Information Service	On Site	-

Mining

BGS Recorded Mining Sites

MapID	Details	Distance	Direction
2	Site Name Bugh Bidge Sand Pit, Site Location Not Supplied, Source British Geological Survey, National Geoscience Information Service Reference 192954, Type Operated, Status Ceased, Operator Not Supplied, Operator Location Not Supplied, Period Type Quaternary, Geology/Violation Olig Formation, Commodity Sand, Potential Accuracy, Located by supplier within 10m.	219m	SE

Farm Specific Issues



Archaeological Sites of Interest

-  Client Site
-  Listed Buildings
-  Historic Battlefields
-  World Heritage Sites
-  Historic Landscapes
-  Scheduled Monuments
-  Ancient Woodlands



-- Not all features in legend may be present in above map

Nominal scale at A4 paper size - 1:7,750

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Farm Specifications

Listed Buildings

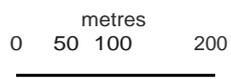
Details	Distance	Direction
ListEntry:1050983;Name:THE OLD MANOR;Grade:I;ListDate:18/11/1983;AmendDate,NGR:TG 2174925258;CaptureScale:1250;Easting:621749;Northing:325258;Area (hectares):0	2294m	SE
ListEntry:1442162;Name:Bugh Nbt Aylham War Memorial;Grade:I;ListDate:20/02/2017;AmendDate,NGR:TG217525241;CaptureScale:1:1250;Easting:621775;Northing:325241;Area (hectares):0	2606m	SE
ListEntry:1250682;Name:GREEN ACRES;Grade:I;ListDate:18/11/1983;AmendDate,NGR:TG 2174725198;CaptureScale:1250;Easting:621747;Northing:325198;Area (hectares):0	2692m	SE
ListEntry:1050928;Name:CHURCH OF ST MARY THE VIRGIN;Grade:I;ListDate:10/05/1961;AmendDate:18/11/1983;NGR:TG 2177523052;CaptureScale:1250;Easting:621775;Northing:325052;Area (hectares):0	4041 m	SE

BGS Soil Chemistry - Arsenic



Soil Chemistry - Arsenic

O Client Site	C3 No data	M 35 - 45 mg/kg
	<15 mg/kg	45 - 60 mg/kg
	15 - 25 mg/kg	M 60 - 120 mg/kg
	25 - 35 mg/kg	M >120 mg/kg

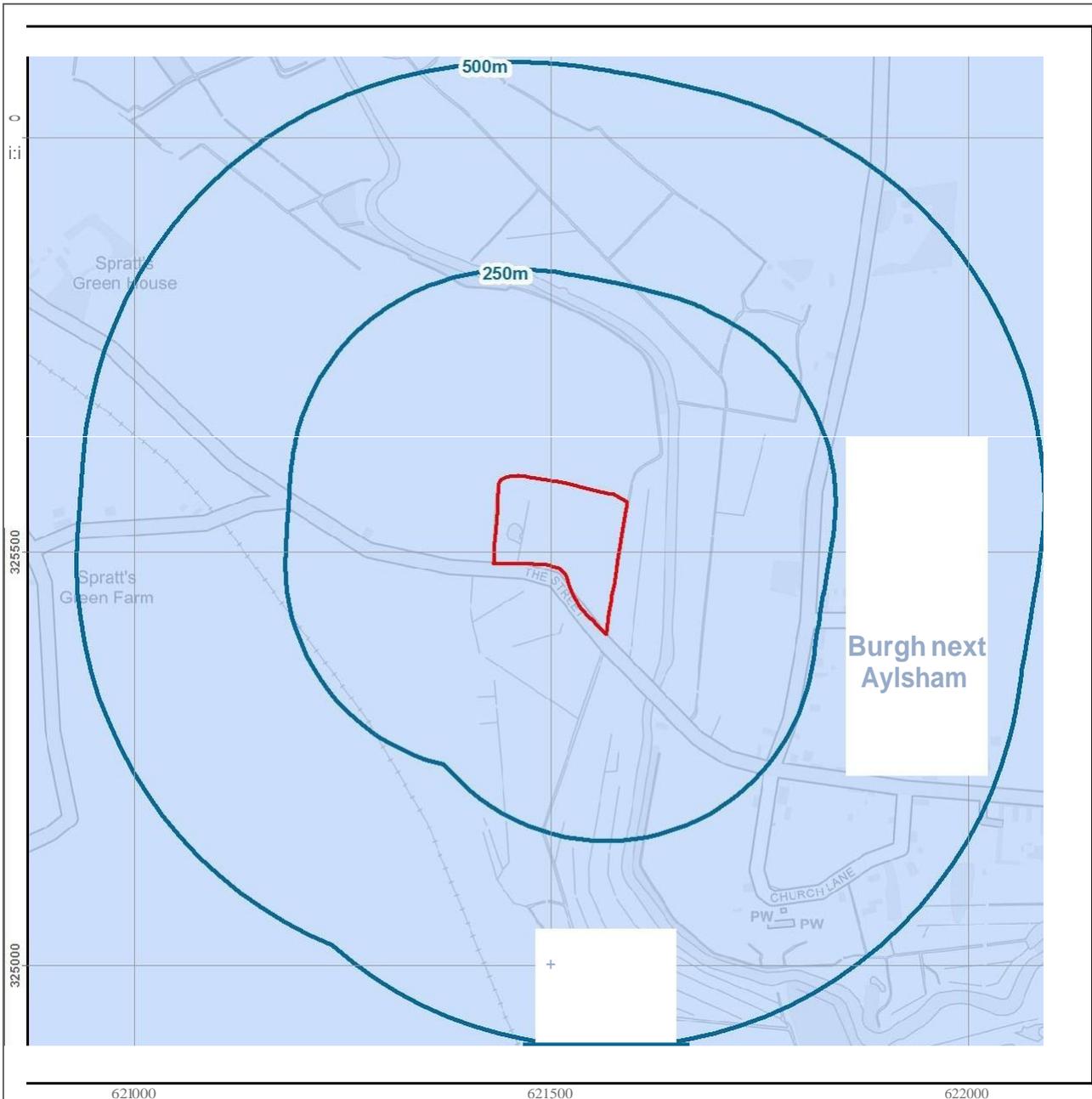


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BGS Soil Chemistry - Cadmium



Soil Chemistry - Cadmium

Q Client Site	(:3 No data	2.2 - 3.0 mg/kg
	<1.8 mg/kg	3.0 - 6.0 mg/kg
	1.8 - 2.2 mg/kg	M >6.0 mg/kg

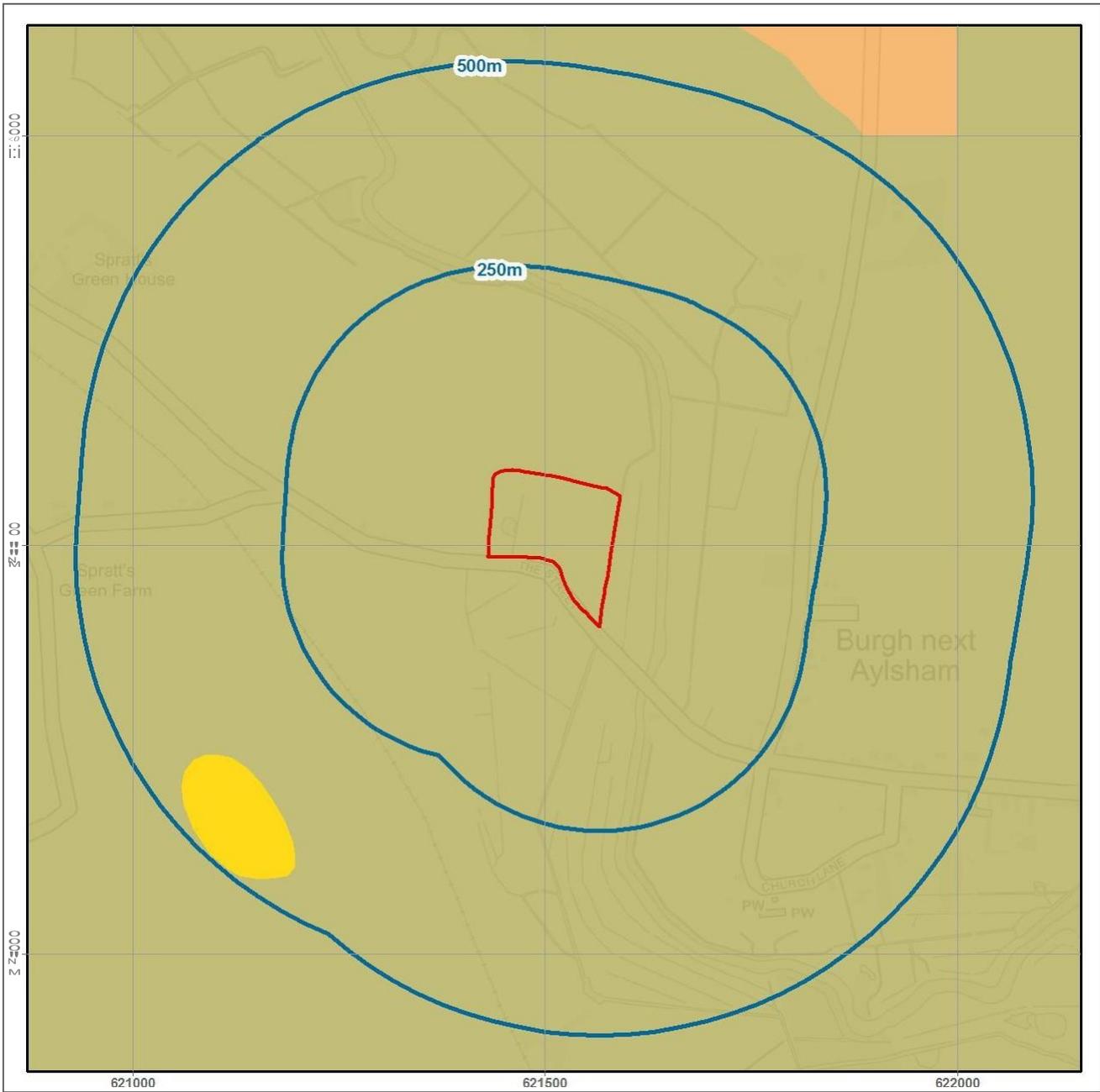


*.Not all features in legend may be present in above map

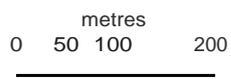
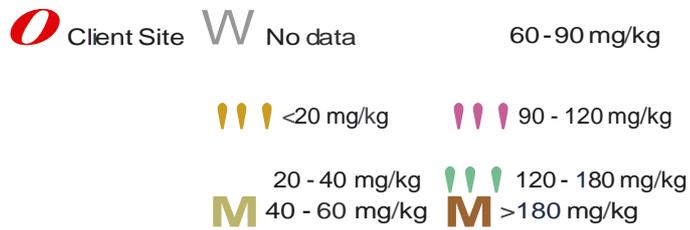
Nominal scale at A4 paper size - 1:7,750

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BGS Soil Chemistry - Chromium



Soil Chemistry - Chromium

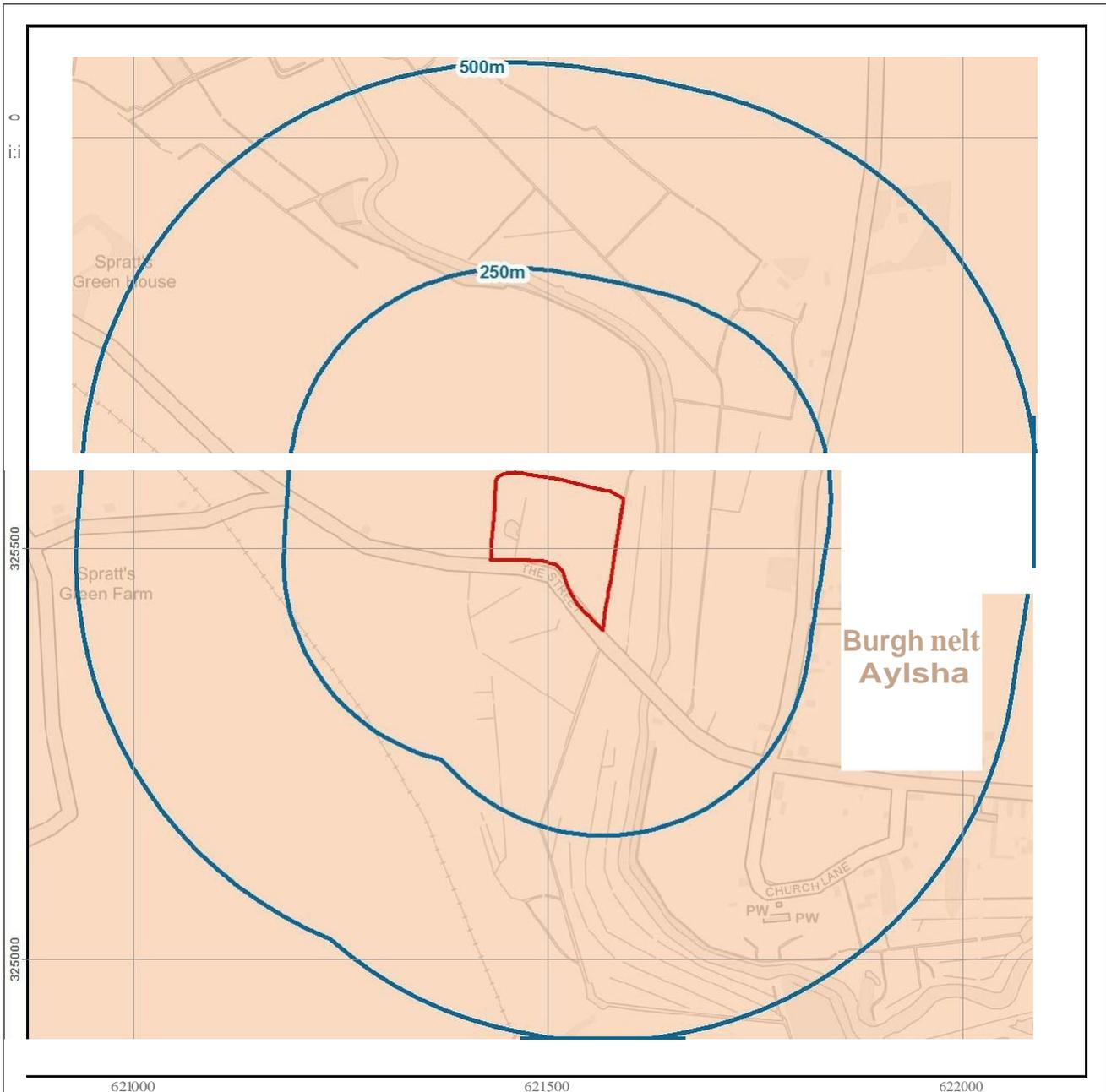


-- Not all features in legend may be present in above map

Nominal scale at A4 paper size - 1:7,750

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BGS Soil Chemistry - Lead



Soil Chemistry - Lead

 Client Site	C3 No data	300 - 600 mg/kg
		<100 mg/kg
	100 - 200 mg/kg 200 - 300 mg/kg	600 - 1200 mg/kg
		>1200 mg/kg



-- Not all features in legend may be present in above map

Nominal scale at A4 paper size - 1:7,750

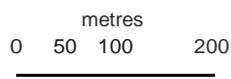
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BGS Soil Chemistry - Nickel



Soil Chemistry - Nickel

 Client Site	C:3 No data	9' 45 - 60 mg/kg
	<15 mg/kg	M 60 - 80 mg/kg
M 15 - 30 mg/kg		M 80 - 100 mg/kg
30 - 45 mg/kg		M >100 mg/kg



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SolChemistry

BGSSolChemistryArsenic

MapID	Details	Distance	Direction
	SampleTypeRuSol, Population<15mg/g	OnSite	-

BGSSolChemistryCadmium

MapID	Details	Distance	Direction
	SampleTypeRuSol, Population<18mg/g	OnSite	-

BGSSolChemistryChromium

MapID	Details	Distance	Direction
	SampleTypeRuSol, Population40-60mg/g	OnSite	-
	SampleTypeRuSol, Population20-40mg/g	388m	SW

BGSSolChemistryLead

MapID	Details	Distance	Direction
	SampleTypeRuSol, Population<100mg/g	OnSite	-

BGSSolChemistryNickel

MapID	Details	Distance	Direction
	SampleTypeRuSol, Population<15mg/g	OnSite	-

Flooding from Rivers or Sea



Environment Agency

-  Client Site
-  Flood Defences
-  Flood Storage
-  Defended Areas
-  Flood Zone 2
-  Flood Zone 3

0 50 100 200
meters

-- Not all features in legend
may be present in above map

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Flooding from Rivers or Sea

Flooding from River or Sea (Food Zone 3)

MapID	Details	Distance	Reply or Decision
	Are there any individual flood plains within 500m?	<501m	YES
	Type Flood Models, Source Environment Agency, Head Office, Boundary Accuracy As Supplied	On Site	-

Flooding from River or Sea in an Extreme Event (Food Zone 2)

MapID	Details	Distance	Reply or Decision
	Are there any individual flood plains (extreme event) within 500m?	<501m	YES
	Type Flood Models, Source Environment Agency, Head Office, Boundary Accuracy As Supplied	On Site	-



The Site (part of) is at a high risk of flooding from rivers and the sea as defined by the regulatory body's Flood Map. The risk of a small flood is greater than 1% (on rivers) or greater than 0.5% (on the sea). All development proposals would need to be accompanied by a Flood Risk Assessment in accordance with NPPF. Developments such as emergency services stations, basements, dwellings and caravans, mobile homes and park homes for permanent residents, sea and coastal camps with tents, holiday homes, hotels, caravan parks, camping and caravans, etc. The Site may be within the flood plain (<5% annual risk of flooding) within which special planning constraints apply. It is recommended that a FLOOD SOLUTIONS Consult Report is undertaken to further define the flood risk issues and provide development constraints.

Areas Bereft from Flood Defences

MapID	Details	Distance	Reply or Decision
	Does the Site or any areas within 500m bereft from flood defences?	<501m	NO



The Site is over 500m from an Area Bereft from a Flood Defence as defined by the regulatory body. The residual risk that the Site may flood if the defences standard day flood defences (in excess of) or the defences fail is significant.

Flood Water Storage Areas

MapID	Details	Distance	Reply or Decision
	Are there any flood water storage areas within 500m?	<501m	NO



The Site is over 500m from a Flood Storage Area (FSA) as defined by the regulatory body. These areas store flood water during significant flood events to reduce the risk to any FSA presents any associated flood risk to the Site.

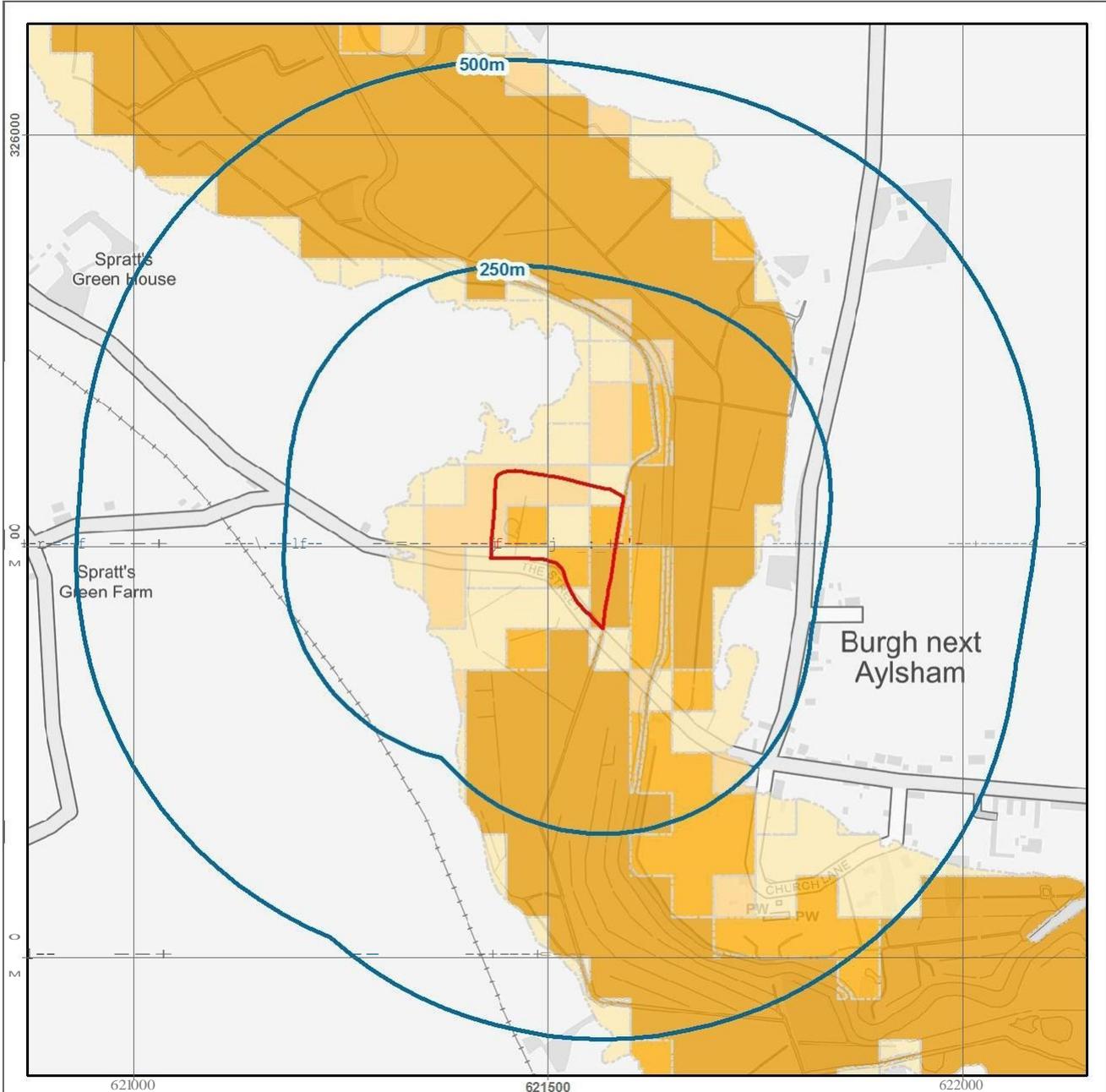
Flood Defences

MapID	Details	Distance	Reply or Direction
	Are there any flood defences within 500m?	<501m	YES



There are flood defences within 250m of the site. There may have been a risk of flooding should the previous standard of flood defences been exceeded (and the defences overtopped) should the defences fail. Further investigations could be undertaken in order to establish the standard of these defences. Please contact us for further information.

The Environment Agency Risk of Flooding from Rivers and Sea



Risk of Flooding from Rivers and Sea (RoFRS)

- Client Site**
- High
 - Medium High
 - Medium
 - Low
 - Very Low

metres
0 50 100 200

-- Not all features in legend
may be present in above map

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The Environment Agency Risk of Flooding from Rivers and Sea

Details	Distance	Reply or Discussion
What is the flood likelihood category for the Ste?	On Site	High



The Ste (part of) has been defined as being a Significant Flood Risk within the regulatory body's risk assessment. This classification is based on the local authority's assessment of the individual site and takes into account the risk of coastal river flooding. It is recommended that a FLOOD SOLUTIONS Consult Report is submitted to fulfil the requirements for the Ste.

The Environment Agency Data

The data in the Risk of Flooding from Rivers and Sea Property Flood Likelihood Database is sourced from The Environment Agency's National Property Database (NPD2). The information provided includes the flood likelihood category, low, moderate, significant or high to the flood risk analysis.

Groundwater Flooding Risk

Details	Distance	Reply or Delete
What is the risk of groundwater flooding at the Site?	On Site	moderate



Information from GeoSmart Information Ltd indicates that there is a moderate risk of groundwater flooding in this area within a return period of 1 in 100 years. There will be a possibility that incidents of groundwater flooding could lead to damage to property or harm to the sensitive receptors at or near this location. Where flooding occurs it is likely to be in the form of shallow ponds or streams. There may be basement flooding but local roads and sewers should not be expected to flood and should pose no significant risk to life. Surface water flooding may be exacerbated where groundwater levels are high. Further consideration of the flood risk and mitigation by a suitably qualified professional is recommended.

GeoSmart Information Ltd Data

GeoSmart Information Ltd provides data on the risk of groundwater flooding. Through research and development, together with their expertise in addressing groundwater flooding issues for the Environment Agency and other clients in the UK, GeoSmart Information Ltd has developed algorithms and calibrated predictions of the risk of groundwater flooding occurring in England and Wales. This is based on the supply of data regarding groundwater flooding which only report on the susceptibility of groundwater flooding. Susceptibility may have been identified whereas risk must be quantified. The resulting map is a 55m classification of groundwater flooding risk into four categories (Negligible, Low, Moderate and High). GeoSmart Information Ltd's classifications are based on the flood risk, combining severity and uncertainty that a sewer will flood groundwater with a return period of about 100 years.

The map is a general purpose indicator of risk and is intended to provide a useful overview for a wide variety of applications. However, it does not provide an alternative to site-specific case assessment and detailed risk assessments should be used for any site where the impact of groundwater flooding would have significant adverse consequences.

Surface Water Flooding (1:200 year rainfall event)



Surface Water Risk

-  **Client Site** **10cm - 30cm depth**
- 30cm - 1m depth**
- 1m + depth**



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Surface Water Flooding

Surface Water Flooding

Details	Distance	Reply or Decision
What is the risk of surface water flooding at the Site following a 1 in 75 year rainfall event?	On Site	reg table
What is the risk of surface water flooding at the Site following a 1 in 200 year rainfall event?	On Site	reg table
What is the risk of surface water flooding at the Site following a 1 in 1,000 year rainfall event?	On Site	medium



JBARisk Management Data

Surface Water Flooding - Information regarding the risk of natural surface water or potential flooding. The risk is divided by JBA into four categories: low (equal to 10m), low to medium (more than 10m), medium (more than 30m) and high (more than 1m). Which relates varying depths of potential surface water flooding during a range of rainfall events including 1:75 year, 1:200 year, and 1:1000 year.

Historical Flooding



Historical Flooding

Q Client Site Historic Floods
W Geo Indicators



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Historical Flooding

Historical Flood Events

Details	Distance	Reply or Decision
Have any historic flood events occurred at the Stee within 500m?	<501m	NO



The regulatory body records have indicated past flooding within 500m of the Stee. As these records are not comprehensive it may still be prudent to ask the Stee owners whether they are aware of any previous flooding at the Stee in the surrounding area.

Environment Agency Data

Historic Flood Outlines - The EA has data on extensive records (including outlines) of flooding from rivers, streams and ground water which have occurred in England and Wales since c.1950. This information comes from various sources including maps, aerial photographs and private records. It is not necessarily comprehensive.

Geological Indicators of Flooding

Details	Distance	Reply or Decision
Are there any geological deposits which indicate the Stee may have been flooded in the past?	<28m	YES
Fluvial flooding indicates lower flood potential from rivers as a result of secondary flooding in the terrace areas as a result of a ponding of flood water.	On Site	-
Fluvial flooding indicates higher flood potential from rivers if the terrace is not permeable. The effects of land flooding in a river catchment.	On Site	-



British Geological Survey Data

Geological Indicators of Flooding - The BGS Geological Indicators of Flooding (GIF) data is a digital map based on the BGS Digital Geological Map of Great Britain at the 1:50,000 scale (DGMap GB50). It was produced by characterising Superficial (S1) Deposits on DGMap GB50 in terms of their likely vulnerability to flooding either from coastal or inland water flow and related areas which may have been flooded in the recent geological past. This normally refers to flooding which happened many thousands of years ago.

OS MasterMap Water Network



OS MasterMap Water Network

Q Client Site

Primary Flow (named)

Primary Flow (un-named)

Secondary Flow

Tidal River

--- Lake or Reservoir

Foreshore and Sea

--- Underground River

--- Marsh

Canal, Lock or Transfer



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Nominal scale at A4 paper size - 1:7,750

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OS MasterMap Water Network

OS MasterMap Water Network

MapID	Details	Distance	Reply or Direction
	Is the any information from the OS MasterMap Water Network within 500m?	<501m	YES
	Watercourse Type Lake or Reservoir	On Site	-
	Watercourse Type Primary Flow (unnamed)	On Site	-
	Watercourse Type Primary Flow (unnamed)	On Site	-
	Watercourse Type Underground River	On Site	-
	Watercourse Type Primary Flow (unnamed)	On Site	-
	Watercourse Type Primary Flow (unnamed)	On Site	-
	Watercourse Type Primary Flow (unnamed)	On Site	-
	Watercourse Type Primary Flow (unnamed)	On Site	-
	Watercourse Type Primary Flow (unnamed)	09m	W
	Watercourse Type Primary Flow (unnamed)	10m	E
	Watercourse Type Primary Flow (unnamed)	50m	SE
	Watercourse Type Primary Flow (unnamed)	50m	SE
	Watercourse Type Primary Flow (unnamed)	241m	E
	Watercourse Type Primary Flow (unnamed)	273m	SW
	Watercourse Type Primary Flow (unnamed)	286m	SW
	Watercourse Type Primary Flow (unnamed)	331m	S
	Watercourse Type Underground River	339m	SE
	River Blue Watercourse Type Primary Flow (named)	538m	E
	Watercourse Type Primary Flow (unnamed)	749m	S
	Watercourse Type Primary Flow (unnamed)	81.7m	SW
	Watercourse Type Primary Flow (unnamed)	1039m	SW
	Watercourse Type Primary Flow (unnamed)	1060m	S
	Watercourse Type Secondary Flow	1061m	E
	Watercourse Type Primary Flow (unnamed)	1061m	E
	Watercourse Type Primary Flow (unnamed)	1061m	E
	Watercourse Type Underground River	1075m	E
	Watercourse Type Primary Flow (unnamed)	1078m	E
	Watercourse Type Primary Flow (unnamed)	1182m	SE
	Watercourse Type Primary Flow (unnamed)	1215m	S
	Watercourse Type Underground River	1290m	SE
	Watercourse Type Primary Flow (unnamed)	1310m	NE
	River Blue Watercourse Type Primary Flow (named)	1310m	NE
	Watercourse Type Primary Flow (unnamed)	1310m	SE
	Watercourse Type Underground River	1330m	SE
	Watercourse Type Primary Flow (unnamed)	1354m	NE
	Watercourse Type Primary Flow (unnamed)	1357m	SW
	Watercourse Type Primary Flow (unnamed)	1375m	SE
	Watercourse Type Primary Flow (unnamed)	1438m	S
	Watercourse Type Primary Flow (unnamed)	1441m	SE
	Watercourse Type Primary Flow (unnamed)	1442m	SE
	Watercourse Type Primary Flow (unnamed)	1450m	SE
	Watercourse Type Underground River	1450m	SE
	Watercourse Type Primary Flow (unnamed)	1468m	SW

OSMasterMapWaterNetwork

MapID	Details	Distance	Replyor Direction
	WatercourseTypePrimaryFlow (unnamed)	1468m	SW
	WatercourseTypePrimaryFlow (unnamed)	1513m	SE
	WatercourseTypePrimaryFlow (unnamed)	1574m	SE
	WatercourseTypePrimaryFlow (unnamed)	1614m	NE
	WatercourseTypeUndergroundRiver	1621m	S
	WatercourseTypePrimaryFlow (unnamed)	1630m	S
	WatercourseTypePrimaryFlow (unnamed)	1635m	NE
	WatercourseTypePrimaryFlow (unnamed)	1635m	NE
	WatercourseTypePrimaryFlow (unnamed)	1674m	S
	WatercourseTypePrimaryFlow (unnamed)	1678m	SW
	WatercourseTypePrimaryFlow (unnamed)	1678m	SW
	WatercourseTypePrimaryFlow (unnamed)	1690m	SE
	WatercourseTypeUndergroundRiver	1835m	SW
	WatercourseTypePrimaryFlow (unnamed)	1845m	S
	WatercourseTypePrimaryFlow (unnamed)	1868m	SW
	WatercourseTypePrimaryFlow (unnamed)	1896m	NE
	WatercourseTypePrimaryFlow (unnamed)	1896m	NE
	WatercourseTypePrimaryFlow (unnamed)	2275m	NE
	WatercourseTypePrimaryFlow (unnamed)	2328m	S
	WatercourseTypePrimaryFlow (unnamed)	2613m	S
	WatercourseTypePrimaryFlow (unnamed)	2649m	N
	WatercourseTypePrimaryFlow (unnamed)	2666m	SW
	WatercourseTypePrimaryFlow (unnamed)	2732m	NE
	WatercourseTypeSecondaryFlow	2732m	NE
	WatercourseTypeSecondaryFlow	2751m	N
	WatercourseTypePrimaryFlow (unnamed)	2751m	N
	WatercourseTypePrimaryFlow (unnamed)	2817m	SW
	WatercourseTypePrimaryFlow (unnamed)	2835m	S
	WatercourseTypePrimaryFlow (unnamed)	2874m	N
	WatercourseTypePrimaryFlow (unnamed)	3002m	NE
	WatercourseTypePrimaryFlow (unnamed)	3030m	SE
	WatercourseTypePrimaryFlow (unnamed)	3043m	N
	WatercourseTypeSecondaryFlow	3060m	NW
	WatercourseTypeLakeorReservoir	3063m	SE
	WatercourseTypePrimaryFlow (unnamed)	3118m	SW
	WatercourseTypePrimaryFlow (unnamed)	3250m	SW
	WatercourseTypePrimaryFlow (unnamed)	3308m	S
	WatercourseTypePrimaryFlow (unnamed)	3319m	S
	WatercourseTypePrimaryFlow (unnamed)	3322m	S
	WatercourseTypePrimaryFlow (unnamed)	3410m	S
	WatercourseTypePrimaryFlow (unnamed)	3483m	N
	WatercourseTypePrimaryFlow (unnamed)	3515m	NW
	WatercourseTypePrimaryFlow (unnamed)	3609m	NW
	WatercourseTypeSecondaryFlow	3735m	N
	WatercourseTypePrimaryFlow (unnamed)	3950m	NW
	WatercourseTypeLakeorReservoir	401.1m	S

OSMataMapWaterNetwork

MapID	Details	Distance	Replyor Direction
	WatercourseTypePrimaryFlow (unnamed)	4026m	NW
	WatercourseTypePrimaryFlow (unnamed)	4026m	NW
	WatercourseTypePrimaryFlow (unnamed)	4039m	NW
	WatercourseTypeUndergroundRiver	4051m	SE
	WatercourseTypePrimaryFlow (unnamed)	4053m	S
	WatercourseTypePrimaryFlow (unnamed)	4092m	S
	WatercourseTypeUndergroundRiver	4104m	NW
	WatercourseTypePrimaryFlow (unnamed)	4109m	NW
	WatercourseTypePrimaryFlow (unnamed)	4118m	NW
	WatercourseTypePrimaryFlow (unnamed)	4120m	SE
	WatercourseTypePrimaryFlow (unnamed)	4145m	SE
	WatercourseTypePrimaryFlow (unnamed)	4235m	S
	WatercourseTypePrimaryFlow (unnamed)	4405m	SE
	WatercourseTypePrimaryFlow (unnamed)	4425m	SE
	WatercourseTypeUndergroundRiver	4473m	NW
	WatercourseTypePrimaryFlow (unnamed)	4504m	NW
	WatercourseTypePrimaryFlow (unnamed)	4561m	SE
	WatercourseTypePrimaryFlow (unnamed)	4637m	NW
	WatercourseTypePrimaryFlow (unnamed)	4673m	NW
	WatercourseTypeUndergroundRiver	4729m	S
	WatercourseTypePrimaryFlow (unnamed)	4754m	S
	WatercourseTypePrimaryFlow (unnamed)	4787m	S
	WatercourseTypePrimaryFlow (unnamed)	4812m	SE
	WatercourseTypeSecondaryFlow	4859m	SE
	WatercourseTypePrimaryFlow (unnamed)	4900m	SE
	WatercourseTypePrimaryFlow (unnamed)	4983m	SE
	WatercourseTypePrimaryFlow (unnamed)	4983m	SE



A water feature has been identified at the property. This does not present an immediate risk, however it may require frequent upkeep and maintenance.

OS Data

OSMataMapWaterNetwork is a three-dimensional digital representation of the watercourses in Great Britain including streams, ditches, brooks and canals as a series of watercourse network lines. The network lines (rks) are attributed to provide a range of information about the location of watercourse they depict. The OSMataMapWaterNetwork is a significant system used to manage waterways and the flood risk they pose.

Other Information

Height Above Sea Level

MapID	Details	Distance	Replyor Direction
	Maximum height of the Sea above sea level	On Site	100m
	Minimum height of the Sea above sea level	On Site	840m
	Average height of the Sea above sea level	On Site	895m

Height Above Sea Level

MapID	Details	Distance	Reply or Direction
	 <p>The Site is at a moderate height above sea level. However, it is not indicated in the dredged flood risk analysis that there are any sub-basins or depressions within the site.</p>		

Distance to Water Features

Details	Distance	Reply or Direction
Are there any water features within 500m?	<501m	YES
Surface water feature	On Site	-
Surface water feature	On Site	-
Surface water feature	On Site	-
Surface water feature	125m	S
Surface water feature	474m	E
Surface water feature	1073m	E
Surface water feature	1302m	SE
Surface water feature	1569m	SE
Surface water feature	2478m	N
Surface water feature	3058m	NW
Surface water feature	4145m	SE
Surface water feature	4347m	N
Surface water feature	4502m	NW
Surface water feature	4672m	NW

 <p>There is a water feature shown on the Ordnance Survey maps within the Site. This does not represent a flood risk itself, but its presence has been taken into account in the overall flood risk assessment in this Report.</p>

Dam or Reservoir Failure

Details	Distance	Reply or Direction
Is there a risk of the Site being affected by the failure of a nearby dam or reservoir?	On Site	NO

 <p>Neither the Site nor areas nearby will be likely to be affected by dam or reservoir failure. JBA Risk Management Data Dam or Reservoir Failure – JBA has modelled approximately 1700 dams and reservoirs across the UK which are considered to pose the greatest risk to people and property. These models are able to predict the areas likely to be flooded in the event of a failure, should a dam or reservoir fail illegally, dam or reservoir breach.</p>
--

Useful Contacts

Name and Address	Telephone/Fax/Email
<p>Agri-Environment Limited 1st Floor 9B– 99 Queens Road Brighton BN1 3XF www.agri-environment.com</p>	<p>Telephone 0845 438 5250 ocds@agrienv.com</p>
<p>Ensu Limited (or Environmentalsure) 1st Floor 9B–99 Queens Road Brighton BN1 3XF www.ensu.co.uk</p>	<p>Telephone 0845 652 8885 Fax 0845 652 8886 info@ensu.co.uk</p>
<p>Environment Agency National Customer Contact Centre (NCCC) PO Box 544</p>	<p>Telephone 03708 506 506</p>
<p>Broadland District Council Trope Lodge www.broadland.gov.uk</p>	<p>Telephone 01603 431133 Fax 01603 700339</p>
<p>North Devon County Council Planning & Transport-Minerals & Waste County Hall www.norfolk.gov.uk</p>	<p>Telephone 0844 800 8020 Fax 0844 800 8012 information@norfolk.gov.uk</p>
<p>Bish Geological Survey Enquiry Service Bish Geological Survey www.bgs.gov.uk</p>	<p>Telephone 0115 986 3143 Fax 0115 986 3276 enquiries@bgs.gov.uk</p>
<p>Natural England County Hall www.naturalengland.gov.uk</p>	<p>Telephone 0300 060 3900 enquiries@naturalengland.gov.uk</p>
<p>Environment Agency Head Office R6 House</p>	<p>Telephone 01454 624400 Fax 01454 624409</p>
<p>Defra Nibel House 17 Smith Square London SW1P 3JR</p>	<p>Telephone 08459 335577 defra.defra@defra.gov.uk</p>
<p>ALA (Agricultural Law Association)</p>	<p>Telephone 01206 383521 Enquiries@ala.co.uk</p>

Please note that the Environment Agency/SEPA have a charging policy in place for enquiries. Where contacting these agencies please mention that this data has been received from the Landmark database and that Agri-Environment Limited would be pleased to assist with any consultation to the above bodies. Please contact us for a quotation.

Contaminated Land Risk Analysis Methodology

The Site Solutions reports have been designed to assist in making informed decisions during property transactions. The Reports are desk top assessments of liabilities (Liabilities) which could affect the owner/occupier of the Site and arise under Part 2A of the Environmental Protection Act 1990 and/or equivalent requirements under the planning regime and/or the Water Resources Act 1991. (Relevant Legislation) if a risk is identified then a number of options for finding out more about the risk, managing it or transferring it are proposed.

The assessment of environmental liability under the Relevant Legislation is based upon the principle of determining the presence of a plausible contaminant pathway and/or liability (a contaminant link). A contaminant is a source of contamination and a pathway is a medium through which the contamination can move and a receptor is a person or entity that could be detrimentally affected by the contamination. If these are identified then a plausible contaminant pathway and/or liability may be present. By definition this is one which AgJ believes could result in significant harm, a significant possibility of significant harm or significant pollution or the possibility of significant pollution to Contaminated Waters. In our assessment we use the following tests to decide if there is a potential liability affecting the Site. For the purpose of this assessment a liability where a potential liability has been identified is defined as follows:

A Site which from the information assessed by AgJ is considered to have a potential liability being affected by contamination substances present in or under the Site (including groundwater resources) contamination on or about the land, such that on the basis of its current proposed use there is a reasonable likelihood of a UK regulatory authority, acting in accordance with Relevant Legislation requiring it to take measures as to the land in order to remedy or mitigate the contamination substances present in or under the land if it forms a liability of the Site.

The term 'Liabilities' is defined within the scope of this assessment to mean liabilities under Part 2A of the Environmental Protection Act 1990 (or where appropriate equivalent requirements under the planning regime) and/or the Water Resources Act 1991 which may result in a liability for the site owner/occupier.

The assessment within the Report has been produced and quality checked by a team of qualified environmental professionals. The assessment is based upon a manual review of the data contained within the Data Section of this Report and of 1:2500 and 1:1250 (where available) scale historical mapping.

Ecological Risk Assessment

The evaluation of ecological risk is becoming an increasingly important input when making risk management decisions on the Site. Site Solutions Commercial report, AgJ assesses two different views for risks and liabilities given by ecological receptors:

1. The Contaminated Land Regime and
2. The Environmental Damage Regulations (EDR) 2009

The Environment Agency has designed a generic framework for conducting ecological risk assessment (see Assessing Risk to Ecosystems from Land Contamination) R8D Technical Report P299/EA/2002. This recommends a tiered approach in line with best practice for human health and controlled water risk assessment and defines Relevant Ecological Receptors as any of the Relevant Types of Receptor as set out in Table 1 of Data Safety, Guidance on Contaminated Land dated April 2012.

AgJ assesses Relevant Ecological Receptors as part of its assessment process. To do so it uses the AgJ Eco Risk model which was developed and tested in consultation with lead government departments and is based on the Environment Agency framework. The Environmental Damage (Prevention and Remediation) Regulations 2009 were introduced on 1 March 2009 to implement the provisions of the European Commission's Environmental Liability Directive in law in England⁵. The aim of EDR is to prevent and remedy damage to protected species or natural habitats or state of special scientific interest, surface water, groundwater or land. Environmental damage has a specific meaning in the Regulations and covers only the most serious cases. Existing legislation with provisions for environmental liability remains in place. The Regulations apply on land in England and on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters in the Renewable Energy Zone which extends approximately 200 miles out to sea.

AgJ does not consider the standard of current receptors, but reports the potential for environmental damage based on the location of EDR Receptors around the Site.

⁴ Water Environment (Controlled Activities) (Scotland) Regulations 2005 where appropriate

⁵ Environmental Damage (Prevention and Remediation) (Water) Regulations 2009 or Environmental Damage (Prevention and Remediation) (Scotland) Regulations where appropriate

When conducting the assessment, AgriMiprimally assess information provided in the Data Section of the Report. However, in some cases AgriMip may choose to supplement this with freely available public information such as that provided by Natural England and/or information provided by the AgriEUropa System.

Liability Assessment

This section of the AgriMip report may provide standard guidance on liabilities which contractors are associated with the Site. Our assessment of Liability is based upon the proposed and current use of the Site (as supplied by the data) in the with current Government guidance.

There will be one of the following three responses:

Assessment	Liability Statement & explanation	Defect Category*
PASSED 	<p>Within the scope of this assessment no Liabilities have been identified. No further action is required.</p> <p>This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation.</p>	3 or 4
PASSED 	<p>Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the potential enquiries suggested below.</p> <p>This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation. However, a defect may wish to obtain further information about the issues described in the Report, which could be remedial.</p>	3 or 4
FURTHER ACTION 	<p>Potential Liabilities have been identified under Part 2A of the Environmental Protection Act 1990 (or where appropriate, equivalent requirements under the planning regime) and/or the Water Resources Act 1991⁶. To quantify these you may decide to undertake a more detailed assessment through the recommendation(s) set out below.</p> <p>This statement indicates that within the scope of this assessment, a number of issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation. In this event, recommendations are made in order that additional information is obtained so that the liabilities may be more accurately assessed.</p>	Potential 1 or 2

*According to Defra updated Statutory Guidance on Contaminated Land, Regulators have a four-stage test to decide when land is or is not contaminated. Category 1 and Category 2 sites would encompass land which is capable of being determined as contaminated land, whereas Category 3 and Category 4 sites would encompass land which is not capable of being determined as contaminated land.

Limitations of the Report

The Estate Solutions reports have been designed to satisfy standard environmental due diligence enquiries as recommended by the Law Society's contaminated land warning cad. It is a limited investigation and reviews only information provided by the data and from freely available public information that has been deemed to be reliable and based on environmental assessment of the Site. The Report does not include a site investigation nor does AgriMip make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, AgriMip cannot guarantee that all uses or factors of concern will have been identified by the Report.

The information in the Data Section of the Report is derived from a number of statutory and non-statutory sources. While every effort is made to ensure accuracy, AgriMip cannot guarantee the accuracy or completeness of such information and AgriMip will not accept responsibility for inaccuracies or omissions provided by external data providers.

Further information regarding our risk assessment methodology is provided in the Products and Services User Manual which is available for download from the data and our website www.agrienvironment.com. For further information regarding the data reviewed within our assessment, please contact our data technical team on 0845 458 5250. This report is provided under The AgriEUropa Environmental Terms and Conditions for Data Reports, a copy of which is available on our website Food Risk Screening Methodology.

⁶Water Environment (Controlled Activities) (Scotland) Regulations 2005 where appropriate

The East Suffolk Farm includes a desktop flood risk assessment designed to help property professionals assess the risk of flooding at agricultural sites to inform the overall risk of flooding at a site (taking into account any flood defences that may be present). The report considers current Government guidance including the National Planning Policy Framework (NPPF) and the agreement between the Association of British Insurers and Defra known as the Statement of Principles. The report has been produced and quality checked by a qualified consultant using the data contained in this report.

Flood Risk Rating

Agri points an overall flood risk rating based on an assessment of the data provided within this report to assess by asking the question:

1. What is the overall risk of flooding assuming flood defences are absent or overtopped?

The answer to this question points a worst case scenario assuming that the sea defences in the area that may flood in the area could fail, primarily as a result of river or coastal flooding or are overtopped by excessive flood volumes.

Question 1 is answered by one of six standard responses:

Response	Meaning
Negligible	The overall flood risk rating for the Site is assessed to be Negligible. Existing data does not indicate any risk at the Site itself, or any feature within the locality of the Site, which would be expected to pose a threat that flood risk is not considered that a further investigation is necessary in regard to flood risk.
Low	The overall flood risk rating for the Site is assessed to be Low. Although large sites (over 1 ha) would require a Damage Impact Assessment to accompany any planning application, it is not considered necessary to undertake any of the further investigations in relation to flood risk to the Site.
Low to Moderate	The overall flood risk rating for the Site is assessed to be Low to Moderate. The presence of such features as flood defences, flood storage areas and water courses within the locality of the Site suggests that there may be a risk of flooding to the Site itself. Further investigations could be undertaken to further assess the risk.
Moderate	The overall flood risk rating for the Site is assessed to be Moderate. Information from existing data suggests that there are certain features which may present a risk to the Site and its occupants. Further assessment would normally be suggested as a prudent measure to define the risk of flooding to the Site.
Moderate to High	The overall flood risk rating for the Site is assessed to be Moderate to High. Information from existing data suggests that there are certain features which may present a significant risk to the Site and its occupants. Further assessment is usually recommended in order to define the risk of flooding to the Site.
High	The overall flood risk rating for the Site is assessed to be High with a consequent risk to life and property. This means that existing data reveals significant flood risk issues which need to be addressed. Further assessment is usually recommended in order to define the risk of flooding to the Site.

Flood Analysis

The flood risk gauges provide a more detailed analysis of the risk from each of the four main types of flooding – i.e., coastal, ground water and surface water. In addition, all gauges provide an analysis of the factors (e.g. historic flood events, gauged locations) which are indicative of past flooding, primarily by surface water features and drainage (to assess a level) that may affect the overall flood risk. For surface water flooding only, the risk rating generated from the 1200 year return level data is included in the overall risk assessment. The data on 1.75 year and 1:1,000 year return level events is provided for information only. The flood analysis within the report is automated taking into account the percentage of identified flood risk from the identified data based on the significant extent of the wide farm. This includes an assessment of where the assumed main buildings within the Site boundary fall within an area of flood risk. For further information on each of these types of flooding please refer to the Agri Flood Suffolk User Guide.

This analysis takes into account any existing flood defences that are intended to protect the Site and assumes that these works are designed. The analysis does not take into account the other information contained in the database of the report.

with a view to a particular type of flooding. The assessment of the risk as shown in the flood gauge should be taken into account in the risk assessment of the report.

Limitations of the Report

The Renaissance Estate Flood Risk Assessment Report has been designed to satisfy basic flood risk assessment requirements for a residential development. It provides a high level overview of information provided by the developer from site visits, private and public databases and other sources. It does not include detailed site-specific information requested by the regulatory authorities for any relevant information (other than local water and sewerage policies). The scope, Agency and guarantee related issues for content will be identified by this report, or at the data and information supplied to it by the developer is accurate and complete.

This report includes an assessment of surface water flooding which examines the risk of the ground drainage network overflowing during periods of extreme rainfall. This report does not include detailed site-specific assessment of the ability of the existing drainage on the Site if it is required, the assessment should be considered. The assessment of dual flooding does not take into account particular local temporary factors that may cause surface water flooding such as the blockage of flues or structures on or within water courses, drains, foul sewers, water mains, gullies and other water infrastructure, and any history of drains flooding at the Site in the locality. Surface water flooding can occur before surface water enters the ground drainage network for example on highways and in drains.

Environment Agency databases do not include flood risk from very small catchments as most of such small catchments are not considered to be eligible for UK wide flood risk assessments. The potential impact of climate change on flood risk to the Site would require further study.

When answering any questions within this report, current applicable legislation is taken into account.

The data used in this report may have inherent limitations and qualifications. Further details are set out in the Flood Solutions User Guide which is available free of charge from our website www.agileenvironmental.com, or by calling one of our technical team on 0845 4885250.

This report is provided under The Agency Environmental Terms and Conditions for Flood Solutions Reports a copy of which is available on our website, www.agileenvironmental.com, or by calling one of our technical team on 0845 4885250.



Important Consumer Protection Information

This search has been produced by Agri Environmental Ltd 1st Floor, 98 – 99 Queens Road Brighton BN1 3XF Telephone 01454 685250 email acbs@aglenio.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under the formal internal complaints procedure. If you remain dissatisfied with the firm's final response, or if 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 (TPO). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered a financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that queries or complaints regarding your search should be directed to your search provider in the first instance, to TPOs or to the PCCB.

TPOs Contact Details

The Property Ombudsman scheme

Millad House

4355 Millad Street

Selkirk

Wiltshire SP1 2EP

Tel: 01722 333306

Fax: 01722 332296

Website: www.poc.co.uk

Email: admin@poc.co.uk

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

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



Complaints procedure

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt
- Notify you in writing of our initial response in writing within 20 working days of receipt
- Keep you informed by letter, telephone or email, as you prefer, if we need more time
- Provide a final response in writing at the latest within 40 working days of receipt
- Liaise with you to resolve the complaint, without creating formal proceedings on your behalf

Complaints should be sent to:

Legal Director
Agil Enicomer Ltd
1st Floor
98-99 Queens Road
Brighton
BN1 3XF

Telephone 0845 485250

Email ocbs@aglenic.com

If you are not satisfied with our initial response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs) Tel 01722 333306 Email admin@poscuk

We will cooperate fully with the Ombudsman during an investigation and comply with his/her decision.

Drainage & Water Search (Commercial)



Search Details

Prepared for: Birketts LLP

Matter: ER/328585.1

Client address: Kingfisher House, 1 Gilders Way, Off Barrack Street, Norwich, NR3 1UB

Water Company:

Anglian Water Services Ltd

PO Box 10642, Harlow, CM20 9HA

Date Returned:
02/10/2018

Property type:
Agriculture / Large Site

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.





Order Reference:G2373703-3
Produced on:02 October 2018



COMMERCIALDW Drainage and Water Enquiry

The information in this document refers to:

Lot 6
Spratts Green Farm
Spratts Green
Aylsham
NR11 6TX

This document was ordered by:

InfoTrack Limited
Orion Gate
1st Floor Guildford Road
Woking
GU22 7NJ

Customer reference:
a9c1a733-a5c0-e811-a9c6-b6f0ea969312

This document was produced by: Geodesys, Osprey House, 1 Percy Road, Huntingdon, Cambs, PE29 6SZ. For any queries relating to this report please contact our customer services team on 0800 085 8050, quoting order reference: G2373703-3.

Interpretation of Drainage and Water Search

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

Enquiries and Responses

The records were searched by Thomas Leigh (Anglian Water Services Limited trading as Geodesys) who has no, nor is likely to have, any personal or business relationship with any person involved in the sale of the property.

The report was completed by Thomas Leigh (Anglian Water Services Limited trading as Geodesys) who has no, nor is likely to have, any personal or business relationship with any person involved in the sale of the property.

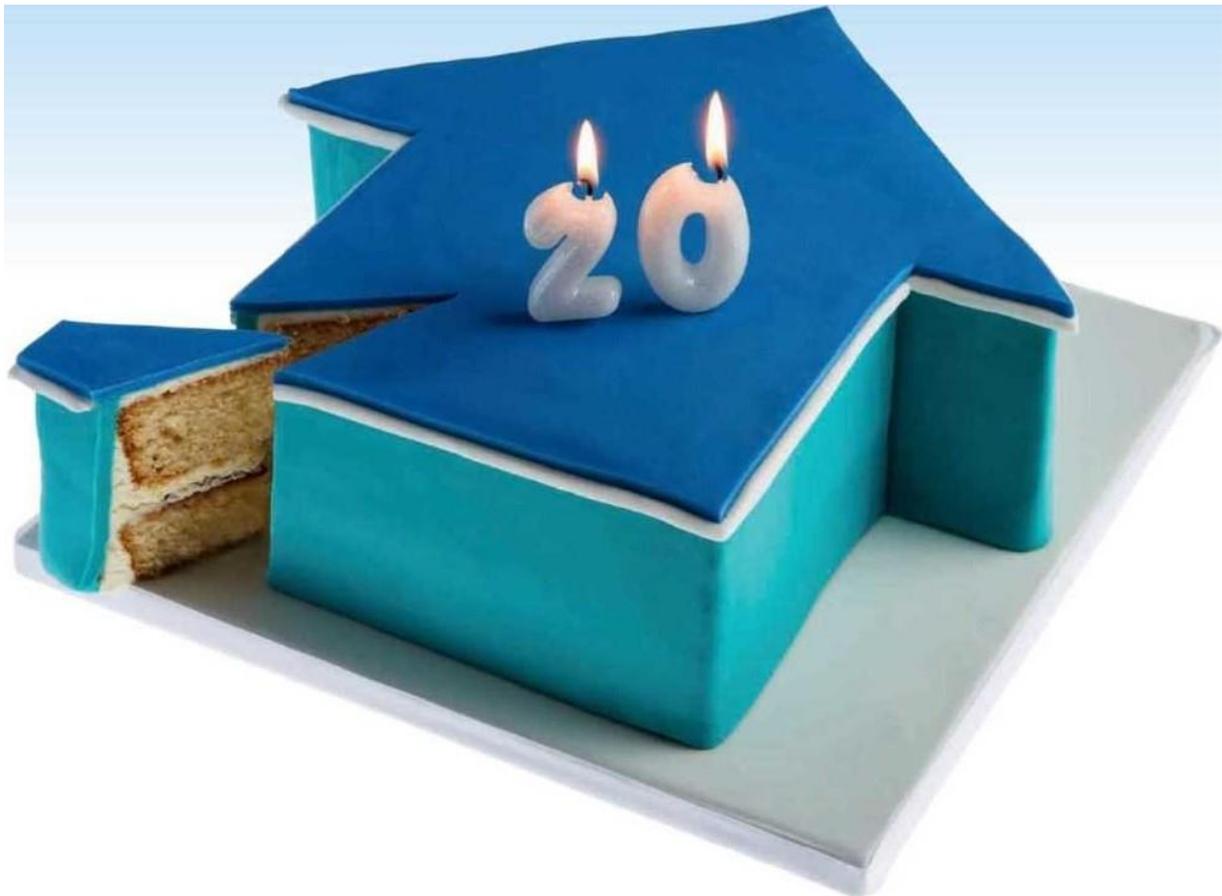
This was requested on 28 September 2018 and completed on 02 October 2018

Geodesys, has a robust and uniformly efficient complaints process. Formal complaints and queries can be made, by telephone on 0800 085 8050, in writing to Geodesys, Osprey House, 1 Percy Road, Huntingdon, Cambs, PE29 6SZ or by e-mail to customer.services@geodesys.com

Our standard terms and conditions for Commercial Drainage and Water Enquiries apply to this report. They are included in this search and are available on our website.

On 1 October 2011 ownership of private sewers and lateral drains changed in accordance with The Water Industry (schemes for Adoption of Private Sewers) Regulations 2011. The contents of this search may not reflect these changes. Please visit www.anglianwater.co.uk/sewerswitchover for more details.

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GEODESYS
Land and property information

Summary of Responses

Question	Answer
1 Where relevant, please include a copy of an extract from the public sewer map	Map Included
2 Where relevant, please include a copy of an extract from the map of waterworks	Map Included
3 Does foul water from the property drain to a public sewer?	Land/Plot
4 Does surface water from the property drain to a public sewer?	Land/Plot
5 Is a surface water drainage charge payable?	See Details
6 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	No
6.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?	No
7 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?	No
7.1 Does the public sewer map indicate any pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?	No
8 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?	Land/Plot
9 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?	Not Applicable
10 Is any building within the property at risk of internal flooding due to overloaded public sewers?	No
11 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works	See Details
12 Is the property connected to mains water supply?	Land/Plot
13 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	No
14 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
15 Is the property at risk of receiving low water pressure or flow?	No
16 What is the classification of the water supply for the property?	See Details
17 Please include details of the location of any water meter serving the property	See Details
18.1 Who is responsible for providing the sewerage services for the property?	Anglian Water Services Limited
18.2 Who is responsible for providing the water services for the property?	Anglian Water Services Limited
19 Who bills the property for sewerage services?	See Details
20 Who bills the property for water services?	See Details
21 Is there a meter installed at the property?	Land/Plot
22 Is there any easement giving Anglian Water the right of access to defined assets located within the boundary of the property?	No
23 Are there any trade effluent consents relating to this site/property	No

Did you know?

Geodesys is a trusted brand providing a full range of conveyancing searches for residential and commercial properties throughout England and Wales.

Geodesys, a trading name of Anglian Water Services Limited, is responsible in respect of the following:

- (i) any negligent or incorrect entry in the records searched.
- (ii) any negligent or incorrect interpretation of the records searched.
- (iii) any negligent or incorrect recording of that interpretation in the search report.
- (iv) compensation payments.

Professional Standards



Geodesys is an executive member of CoPSO (Council of Property Search Organisations), the trade association working towards a more efficient and effective market for searches.



We also comply with the rules set out in the PCCB (Property Codes Compliance Board) Search Code, a code of practice that ensures the delivery of high quality products across the property search industry. See Appendix 4 for more information.



Geodesys have a robust complaints procedure in place. If we cannot resolve your complaint or have failed to comply with our process, you may refer your complaint under The Property Ombudsman scheme (TPOs). Further information can be found in Appendix 4.



Geodesys is certified to ISO 9001 (Quality) and ISO 22301 (Business Continuity) management systems by LRQA. This helps ensure that we minimise any systems downtime by having plans in place for dealing with the unexpected and managing risk.

Private Sewer Transfer

On 1 October 2011 ownership of private sewers and lateral drains changed in accordance with The Water Industry (schemes for Adoption of Private Sewers) Regulations 2011. As part of this change of ownership, from 1 October 2016, many private pumping stations will also become the responsibility of Anglian Water. The contents of this search may not reflect these changes. Please visit www.anglianwater.co.uk/sewerswitchover for more details. Further information is also supplied in Appendix 3.

Mapping Services

Through our sister brand, digdat, we also offer an online mapping service providing:

1. Ordnance Survey maps (ideal for unregistered land);
2. Location plans of underground assets for various utilities including Anglian Water and Hartlepool Water.

Find out more at www.digdat.co.uk



Question 1 Where relevant, please include a copy of an extract from the public sewer map

Answer A copy of an extract of the public sewer map is included, showing the public sewers, disposal mains and lateral drains in the vicinity of the property.

Informative Public Sewers are defined as those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991. Anglian Water Services Limited is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
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. Assets other than public sewers may be shown on the copy extract for information.

Question 2 Where relevant, please include a copy of an extract from the map of waterworks

Answer A copy of an extract of the map of waterworks is included, showing water mains, resource mains or discharge pipes in the vicinity of the property.

Informative The map of the waterworks has been supplied by:
Anglian Water Services Limited
Lancaster House
Lancaster Way
Huntingdon
Cambs
PE29 6XU
Tel: 03457 145 145
www.anglianwater.co.uk
The 'water mains' in this context are those which are vested in and maintainable by the water company under statute. Assets other than public water mains may be shown on the plan, for information only.
Water companies are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal, please refer to Question 23.
The enclosed extract of the public water main record shows 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.

Question 3 Does foul water from the property drain to a public sewer?

Answer 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.

Informative Anglian Water Services Limited is not responsible for any 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. 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.
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.

Question 4 Does surface water from the property drain to a public sewer?

Answer 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.
If the property was constructed after 6th April 2015 the Surface Water drainage may be served by a Sustainable Drainage System. Further information may be available from the Developer or Question 3.3 of the CON29 from the local authority.

Question 5 Is a surface water drainage charge payable?

Answer Records indicate that a surface water drainage charge is not payable for the property. If the property was constructed after 6th April 2015 the Surface Water drainage may be served by a Sustainable Drainage System. Further information may be available from the Developer or Question 3.3 of the CON29 from the local authority.

Informative Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable. Where surface water charges are payable but upon inspection the property owners believe that surface water does not drain to the public sewerage system, an application can be made your retailer to end future surface water charges by contacting them directly. Further information can be found on retailers by visiting the Open Water website:
<http://www.open-water.org.uk/for-customers/find-a-supplier/suppliers/water-and-wastewater-retailers/>

Question 6 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?

Answer The public sewer map included indicates that there are no public sewers, disposal mains or lateral drains within the boundaries of the property. However, on 1 October 2011, private sewers that serve a single property and lie outside the boundary of that property, were transferred into public ownership. Therefore there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may prevent or restrict development of the property.

Informative The boundary of the property has been determined by reference to the Ordnance Survey record. The presence of a public sewer running within the boundary may restrict further development. Anglian Water 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. Sewers 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 that these details are checked with the developer, if any.

Question 6.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?

Answer The public sewer map included indicates that there is no public pumping station within the boundaries of the property. Any other ancillary apparatus is shown on the public sewer map and referenced on the legend.

Informative Only private pumping stations installed before 1 July 2011 and servicing 2 or more properties will be transferred into the ownership of Anglian Water Services. Pumping stations installed after 1 July 2011 will remain the responsibility of the homeowners unless they are the subject of an adoption agreement. Anglian Water Services will have rights of access to maintain their assets which is anticipated to be completed on a 12 monthly basis which will be reviewed dependent on monitoring and performance. Further information can be found on the pumping station adoption in the appendices of the COMMERCIALDW.

Question 7 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?

Answer The public sewer map indicates that there are no public sewers within 30.48 metres (100 feet) of a building within the property. However, it has not always been a requirement for such public sewers to be recorded on the public sewer map. It is therefore possible for unidentified sewers or public sewers to exist within the boundaries of the property. However, on 1 October 2011 private sewers were transferred into public ownership, therefore there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.

Informative The measure is estimated from the Ordnance Survey record, between any building within the boundary of the property and the nearest public sewer. Sewers 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 that these details are checked with the developer.

Question 7.1 Does the public sewer map indicate any pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?

Answer The public sewer map included indicates that there is no public pumping station within 50 metres of any buildings within the property. Any other ancillary apparatus is shown on the public sewer map and referenced on the legend.

Informative Only private pumping stations installed before 1 July 2011 and servicing 2 or more properties will be transferred into the ownership of Anglian Water Services.
Pumping stations installed after 1 July 2011 will remain the responsibility of the homeowners unless they are the subject of an adoption agreement.
Anglian Water Services will have rights of access to maintain their assets which is anticipated to be completed on a 12 monthly basis which will be reviewed dependent on monitoring and performance.
Further information can be found on the pumping station adoption in the appendices of the COMMERCIALDW.

Question 8 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?

Answer Records confirm that sewers serving the development, of which the property forms part, are not the subject of an existing adoption agreement or an application for such an agreement.

Informative This enquiry is of interest to purchasers of new properties who will want to know whether or not the property will be linked to a public sewer. 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 public drains and sewers for which they will hold maintenance and renewal liabilities.

Question 9 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?

Answer The company's records confirm that there is not a statutory agreement or consent in respect of building over/near a public sewer at this property. For historical reasons the company may not be aware of some agreements or consents which have been entered into by the local authority. Whilst an 'agreement' may not exist, current Building Regulation guidance permits building over/near sewers in certain circumstances. Consent without an agreement may have been issued by Anglian Water or independently by the Building Control Body. As long as the extension has a valid building regulations certificate then this should prove adequate assurance to the purchaser.

Informative Anglian Water Services Limited is obliged to maintain its sewers. If any problem were to arise, Anglian Water Services Limited would investigate the problem and 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. In advance of any problem it is difficult to predict the effect the works would have on the property. Similarly, the position as to liability of both the property owner and Anglian Water Services Limited would need to be ascertained.
On 1 October 2011 private sewers were transferred into public ownership, therefore there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may further prevent or restrict development of the property.

Question 10 Is any building within the property at risk of internal flooding due to overloaded public sewers?

Answer The property is not recorded as being at risk of internal flooding due to overloaded public sewers. On 1 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 Anglian Water may not be aware of. For further information it is recommended that enquiries are made of the vendor as to any previous flooding occurrences.

Informative A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (eg. Flat gradient, small diameter). Flooding as a result of temporary problems such as blockage, siltation, collapses, and equipment or operational failures are excluded.
"Internal flooding" from public sewers is defined as flooding which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes. "At Risk" properties are those that the water company has included in its Register of properties at risk of sewer flooding. These are defined as properties that have suffered flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company'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 Flood Risk register.
Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the company. Public sewers are defined as those for which the company holds statutory responsibility under the Water Industry Act 1991. It should be noted that flooding can occur from private sewers and drains which are not the responsibility of Anglian Water Services Limited. This report excluded flooding from private sewers and drains and Anglian Water Services Limited makes no comment upon this matter. For reporting purposes buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.

Question 11 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works

Answer The nearest sewage treatment works is 1.44 kilometres to the North West of the property. The name of the sewage treatment works is AYLSHAM STW (Anglian Water Services).

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

Question 12 Is the property connected to mains water supply?

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

Question 13 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?

Answer The map of waterworks does not indicate any water mains, resource mains or discharge pipes within the boundaries of the property.

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

Question 14 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?

Answer 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.

Informative This enquiry is of interest to purchasers of properties who will want to know whether or not the property will be linked to the mains water supply.
Please note this could relate to a piece of land and is not subject to an adoption agreement.

Question 15 Is the property at risk of receiving low water pressure or flow?

Answer 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.

Informative "Low water pressure" means water pressure below the reference level which is the minimum pressure when demand on the system is not abnormal. We maintain a Low Pressure Register of properties that are at risk of persistently receiving pressure below the reference level, provided that allowable exclusions do not apply. (i.e. events which can cause pressure to temporarily fall below the reference level). Water Companies are required to include in the Regulatory Register that is reported annually to the Director General of Water Services properties receiving pressure below the reference level, provided that allowable exclusions do not apply. (i.e. events which can cause pressure to temporarily fall below the reference level). The reference level of service is a flow of 9 litres/minute at a pressure of 10 metres head on the customer's side of the main stop tap (mst). The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap. The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served. For two properties, a flow of 18 litres/minute at a pressure of 10 metres head on the 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. Allowable exclusions: The Company includes in the Low Pressure Register properties receiving pressure below the reference level, provided that allowable exclusions listed below do not apply. Abnormal demand: This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand which are normally expected. We exclude properties which are affected by low pressure only on those days with the highest peak demands. During the report year we may exclude, for each property, up to five days of low pressure caused by peak demand. Planned maintenance: We do not report low pressures caused by planned maintenance. One-off incidents: This exclusion covers low pressure incidents caused by one-off events: mains bursts; failures of company equipment (such as PRVs or booster pumps); firefighting; and action by a third part. Low pressure incident of a short duration: Properties affected by low pressure 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.

Question 16 What is the classification of the water supply for the property?

Answer The water supplied to the property has an average water hardness of 153.300000mg/l which is defined as Very Hard by Anglian Water Services Limited.

Informative Water hardness can be expressed in various indices for example the hardness settings for dishwashers are commonly expressed in Clark's degrees, but check with the manufacturer as there are also other units. The following table shows the normal ranges of hardness.

Classification	Calcium (mg/l or ppm)	Calcium Carbonate (mg/l or ppm)	Degrees Clark	Degrees French	Degrees German	mmol/l (Millimoles of ca/l)
Very Hard	153.300000	383.200000	26.800000	38.300000	21.500000	3.800000

Question 17 Please include details of the location of any water meter serving the property

Answer 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.

Question 18.1 Who is responsible for providing the sewerage services for the property?

Answer Anglian Water Services Limited
Lancaster House
Lancaster Way
Huntingdon
Cambs
PE29 6XU
Tel: 03457 145 145
www.anglianwater.co.uk

Question 18.2 **Who is responsible for providing the water services for the property?**

Answer Anglian Water Services Limited
Lancaster House
Lancaster Way
Huntingdon
Cambs
PE29 6XU
Tel: 03457 145 145
www.anglianwater.co.uk

Question 19 **Who bills the property for sewerage services?**

Answer If you wish to know who bills for sewerage services at the property, then please make enquiries with the Developer, Vendor or land agent.

For a list of all potential Retailers for sewerage services, please visit: <http://www.open-water.org.uk>

Question 20 **Who bills the property for water services?**

Answer If you wish to know who bills for water services at the property, then please make the relevant enquiries with the Developer, Vendor or Land Agent.

For a list of all potential Retailers for water services, please visit: <http://www.open-water.org.uk>

Question 21 **Is there a meter installed at the property?**

Answer Records indicate that this enquiry relates to a plot of land or a recently built property.

Informative Water and sewerage charges are determined by agreement between the current owner/occupier of the site/property and the incumbent Retailer. Further relevant enquiries should be sought from the Vendor. Fees may be applicable for the installation of a water meter at the property. Enquiries in relation to future charging of services on occupancy of the premise should be made with the existing Retailer. For further information in relation to potential retailers for water and sewerage services, please visit: <http://www.open-water.org.uk/>

Question 22 Is there any easement giving Anglian Water the right of access to defined assets located within the boundary of the property?

Answer Records indicate that the property is not subject to such an agreement.

Informative This question relates to private agreements between Anglian Water acting in a private capacity and a landowner. Such contracts may often be part of a conveyance or land transfer, or a deed of grant of easement. If there is no formal easement, then a sewer or water main may have been constructed following the service of notice under the provisions of the Public Health Act 1936, Water Act 1945, Water Act 1989 or Water Industry Act 1991 as applicable. The company does not hold copies of these notices. However, in the absence of evidence to the contrary there is a legal presumption that all matters were properly dealt with. All rights and obligations relating to sewers and water mains are now covered by the Water Industry Act 1991. Where rights exist at the boundary of the property, but we are not sure of the exact correlation, we will answer 'yes' to this question. A documentary right can exist even if the physical asset itself has not yet been laid, or has been moved, or removed. Likewise the position of the right and of the asset may differ. You may also find that an asset is protected both with contractual rights and statutory rights. Please consult your solicitor as to why this may happen, and its effects. We refer to 'defined' assets for the following reasons: Often a contract may give Anglian Water an expressed right to install and maintain assets within an area but without stating the exact position or route of such assets. Also, the law may imply rights where none have been mentioned specifically in a related contract, such as a conveyance. Finally, rights may come into being through long use. In any of these cases the rights are undefined, and although Anglian Water may need to rely on them from time to time, as we cannot map the rights accurately, we will answer 'no' to this question. Information obtainable from physical inspection (including Trial Bore Holes) overrides information contained in the report. Any error in answering this question is not to be regarded as a waiver of Anglian Water's rights or title, or an agreement or representation that Anglian Water is prepared to vary or discharge any of its rights or title.

As a general rule, easement widths are as follows:

Pipe Diameter	Width or Strip
Up to 149mm	4.5m
150 - 449mm	6.0m
450 - 749mm	9.0m
750 and above	12.0m

If you require a copy of an agreement please contact Savills, Trinity Court, Trinity Street, Peterborough, PE1 1DA. A fee may be charged for this service. Please quote the date of the Report plus the Report Reference. You may also make contact either by telephone on 01733 209932 or by email to AWSEstates@savills.com

Question 23 Are there any trade effluent consents relating to this site/property

Answer Records indicate that there are no trade effluent consents relating to this site/property.

Informative The Trade effluent consent applies to premises in the vicinity of the premises the subject of this search, but it is for the applicant to satisfy itself as to the suitability of the consent for its client's requirements. If, in the case of any trade premises, any trade effluent is discharged without such consent or other authorisation, the occupier of the premises shall be guilty of an offence. The occupier of any trade premises in the area of Anglian Water Services Limited may only discharge any trade effluent proceeding from those premises into Anglian Water Services Limited's sewers if he does so with Anglian Water Services Limited's consent. 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. To view trade effluent consents and/or our database for free please contact the following: Environmental Standards Team, Environmental Regulation, Lancaster House, Ermine Business Park, Huntingdon, Cambridgeshire, PE29 6XU or email: Trade_Effluent_Regulation@anglianwater.co.uk. Alternatively, you may request in writing document copies and/or extracts from our database for a fee. The charges for the provision of this service are as follows: 10 pence per sheet for photocopying, and/or 25 pounds per hour, or a fraction thereof, for dealing with the enquiry. Note: VAT does not apply for this service.

Appendix 1: General Interpretation

(1) In this Schedule-

"the 1991 Act" means the Water Industry Act 1991(a);

"the 2000 Regulations" means the Water Supply (Water Quality) Regulations 2000(b);

"the 2001 Regulations" means the Water Supply (Water Quality) Regulations 2001(c);

"adoption agreement" means an agreement made or to be made under Section 51A(1) or 104(1) of the 1991 Act (d);

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

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

"calendar year" means the twelve months ending with 31st December;

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

"disposal main" means (subject to Section 219(2) of the 1991 Act) any outfall pipe or other pipe which-

- (a) is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a sewerage undertaker or of any other person; and
- (b) is not a public sewer;

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

"easement" means the rights relating to a pipe or pipes granted to the water undertaker or sewerage undertaker by an agreement. This is to be distinguished from statutory rights arising from the service of a statutory notice;

"effluent" means any liquid, including particles of matter and other substances in suspension in the liquid;

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

"lateral drain" means-

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

"licensed water supplier" means a company which is the holder for the time being of a water supply licence under Section 17A(1) of the 1991 Act(f);

"maintenance period" means the period so specified in an adoption agreement as a period of time-

- (a) from the date of issue of a certificate by a sewerage undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker's satisfaction; and
- (b) until the date that private sewer or lateral drain is vested in the sewerage undertaker;

"non-household premises" means premises used, or intended for use, for commercial purposes;

"map of waterworks" means the map made available under section 198(3) of the 1991 Act (g) in relation to the information specified in subsection (1A);

"private sewer" means a pipe or pipes which drain foul or surface water, or both, from premises, and are not vested in a sewerage undertaker;

"public sewer" means, subject to Section 106(1A) of the 1991 Act(h), a sewer for the time being vested in a sewerage undertaker in its capacity as such, whether vested in that undertaker-

- (a) by virtue of a scheme under Schedule 2 to the Water Act 1989(i);
- (b) by virtue of a scheme under Schedule 2 to the 1991 Act (j);
- (c) under Section 179 of the 1991 Act (k); or
- (d) otherwise;

"public sewer map" means the map made available under Section 199(5) of the 1991 Act (l);

"resource main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of-

- (a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or
- (b) giving or taking a supply of water in bulk;

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

"Sewerage Undertaker" means the Company appointed to be the sewerage undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated;

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

"trade effluent" means any effluent which is wholly or partly produced in the course of any trade or industry carried on at trade premises;

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

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

"water supplier" means the Company supplying water in the water supply zone, whether a water undertaker or licensed water supplier;

"water supply zone" means the names and areas designated by a water undertaker within its area of supply that are to be its water supply zones for that year; and

"Water Undertaker" means the Company appointed to be the water undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated.

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

- (a) 1991 c.56.
- (b) S.I. 2000/3184. These Regulations apply in relation to England.
- (c) S.I. 2001/3911. These Regulations apply in relation to Wales.
- (d) Section 51A was inserted by Section 92(2) of the Water Act 2003 (c. 37). Section 104(1) was amended by Section 96(4) of that Act.
- (e) Various amendments have been made to Sections 102 and 104 by section 96 of the Water Act 2003.
- (f) Inserted by Section 56 of and Schedule 4 to the Water Act 2003.
- (g) Subsection (1A) was inserted by Section 92(5) of the Water Act 2003.
- (h) Section 106(1A) was inserted by Section 99 of the Water Act 2003.
- (i) 1989 c.15.
- (j) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.
- (k) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.
- (l) Section 199 was amended by Section 97(1) and (8) of the Water Act 2003.

APPENDIX 3: Some things you should know...

Private Sewer Transfer

In October 2011, Anglian Water became responsible for looking after many sewers and pipes that take used water from your toilets and sinks. This was due to a change in the law.

If your client's property is connected to the public sewer system, Anglian Water are now responsible for the pipes that are outside the boundary of the property and, depending on the property type, they may be responsible for pipes inside the boundary.

Simply put, Anglian Water became responsible for an estimated 23,500km of additional sewers and drains which were previously looked after and maintained by our customers. To put that in context, it is an increase of 60 percent on what Anglian Water already owned.

Previously if there was a blockage in a sewer outside the boundary of the homeowners property, but connecting to the main sewer, the homeowner was probably responsible for sorting it out

Now, the homeowner is only responsible for pipes that are inside the property boundary that take the used water for recycling. To find out more visit www.anglianwater.co.uk/sewerswitchover, or call 0845 026 5232.

Who should unblock or report a drain or sewer?

If there is a blockage or a repair is needed to a pipe, that is not connected to the sewers, or is within the boundary and only serves that property, then the homeowner is responsible for it.

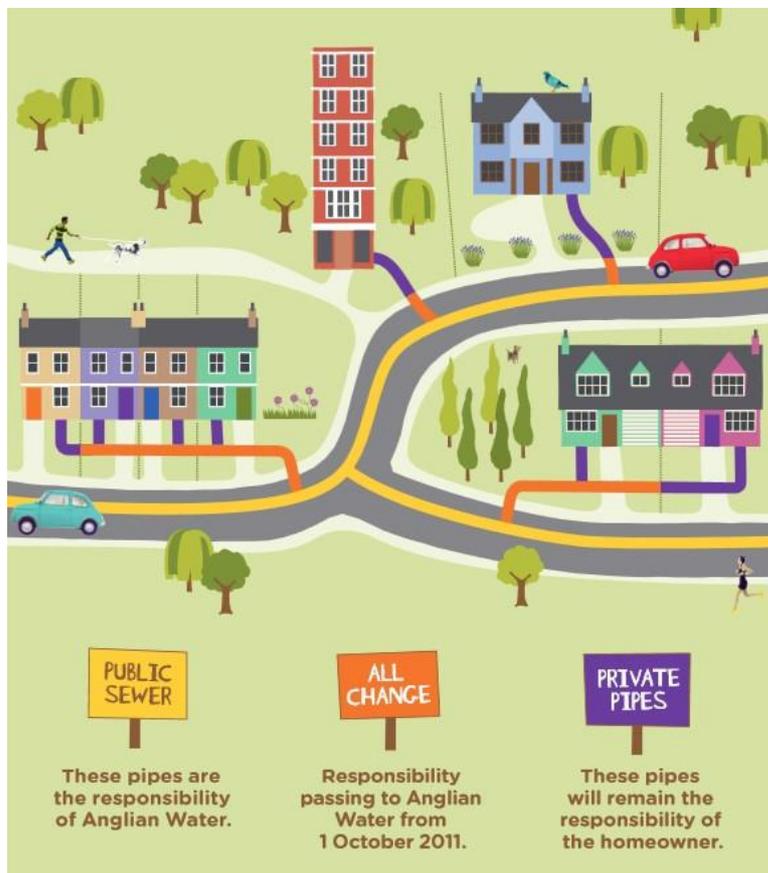
If the problem is with a section of pipe that takes water from more than one property and connected to the public sewer system, it is the responsibility of Anglian Water. Please contact the team on 03457 145 145.

Sewers owned by Anglian Water

For sewers that have been adopted as a public sewer, or were built before 1 October 1937, then Anglian Water is responsible for sorting it out. Please call to report it on 03457 145 145.

More information about sewers and drains is available on the Anglian Water website.

The picture below shows examples of responsibility for different property types.



Terraced properties

It is common for terraced properties to have a public sewer passing within the property boundary. The only section of the sewer which would remain private is the end of the terrace where the run of the sewer would begin. Where the sewer is shared, the water company would be responsible for the maintenance. The property owner would only be responsible for the lateral drain leading to the public sewer.

Semi-detached

The majority of semi-detached properties will share a connection. The section of the sewer which serves both properties will have been transferred into the ownership of the water company.

Detached

These property types are most likely to connect directly to the public sewer. It is very unlikely that assets within the boundary of the property would be transferred into the ownership of the water company. The homeowner would be responsible for the connection up to the property boundary.

Apartment/Flats

Shared drainage systems within a property curtilage will remain private. Any drains and sewers outside the boundary will have been transferred.

Pumping Stations

After 1 October 2016, many private pumping stations became the responsibility of Anglian Water Services.

Anglian Water Services are currently assessing each of these eligible pumping stations and carrying out detailed surveys and any necessary repairs. Details of power supply for the station will also be required to transfer the billing across to Anglian Water Services.

If the station serves two or more properties, then it is eligible to transfer. A pumping station which serves a single property is exempt from the transfer and will generally remain private unless it is situated on third-party land.

Once Anglian Water Services identify a station to adopt, they will write to the homeowner(s) to inform them of their intention to adopt which will include waivers of consent.

Many industrial or commercial pumping stations will remain privately owned too on the basis that they are situated on a single site in what is deemed to be a single curtilage.

Maintenance of pumping stations is anticipated to be completed on a 12 monthly basis which will be reviewed dependent on monitoring and performance.

For further information on the private sewer transfer and pumping station adoption, please visit:

<https://anglianwater.co.uk/household/water-recycling-services/private-sewers-and-lateral-drains.aspx>

SuDS (Sustainable Drainage Systems)

SuDS are an alternative way to manage surface water by reducing or delaying rainwater run-off.

SuDS manage rainfall by replicating what happens in nature. They prevent many of the problems caused by surface water run-off from development by reducing the impact of excessive quantities of water flow. They aim to mimic the way rainfall drains naturally rather than conventional piped methods, which cause problems such as flooding, pollution or damage to the environment.

Since April 2015, SuDS should be considered as part of the planning process on all major developments consisting of 10 or more properties. SuDS can be provided in a number of ways including swales, retention ponds and underground storage.

Ponds and detention basins provide areas for surface water to run off into, while permeable paving on driveways can absorb it, limiting the flow into nearby drains and easing the pressure on the sewer network. Swales are shallow, broad, vegetated channels designed to store surface water run-off and remove pollutants.

Further information in relation to the charging and maintenance of SuDS can be found in question 3.3 in the Local Authority search or the developer of your property.

Anglian Water Services promote the use of SuDS as a sustainable and natural way of controlling surface water run-off.

A guide on who looks after what...

Although it is often interconnected, our regions network of drains and sewers is managed and maintained by a number of different organisations and agencies.

Some useful contacts:

For supply queries

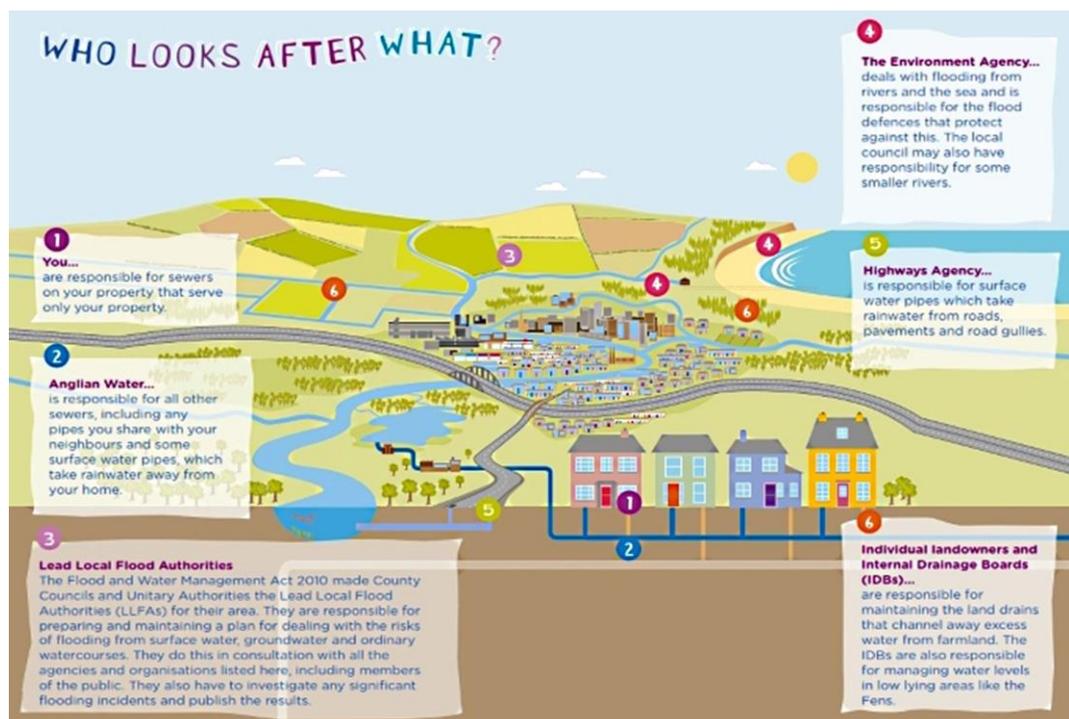
Water and sewerage queries, interruption to services and emergencies

03457 145 145

24/7 service

In Your Area

Select the [link](#) to get the latest updates on repairs, incidents or planned work in your area.





APPENDIX 4: Important Consumer Protection Information

This search has been produced by Geodesys, a trading name of Anglian Water Services Ltd. Our address is - Osprey House, 1 Percy Road, Huntingdon, Cambridgeshire, PE29 6SZ. To contact us - Tel 0800 085 8050 or email customer.services@geodesys.com. Geodesys is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

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

The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

Please email customer.services@geodesys.com if you would like a copy of the Search Code

Complaints

Whilst we make every effort to ensure that all our searches are accurate and dispatched in a timely way, we understand that occasionally things may not go as planned. If you have a query or complaint about your search, you should raise it directly with us, and if appropriate ask for any complaint to be considered under our formal internal complaints procedure. We will always try to resolve a query or complaint immediately. 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). 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 Geodesys failing to keep to the Code.

If it is not possible to resolve your complaint immediately, we will:

- take all of the details and investigate your complaint under our formal complaints procedure. If we do not contact you within 5 working days of you raising the complaint, you will be entitled to £50 compensation
- always aim to resolve a complaint fully and in writing within 5 working days, but no later than 20 working days of receipt
- keep you informed by letter, telephone or email as you prefer should we need more time to resolve the matter
- provide a final response, in writing, at the latest within 40 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

If we consider your complaint to be justified we will:

- refund your search fee
- provide you with a revised search
- take all action within our control to put things right

Complaints should be sent to: Customer Services, Geodesys, Osprey House, 1 Percy Road, Huntingdon, Cambridgeshire PE29 6SZ, Tel: 0800 085 8050, Email: customer.services@geodesys.com

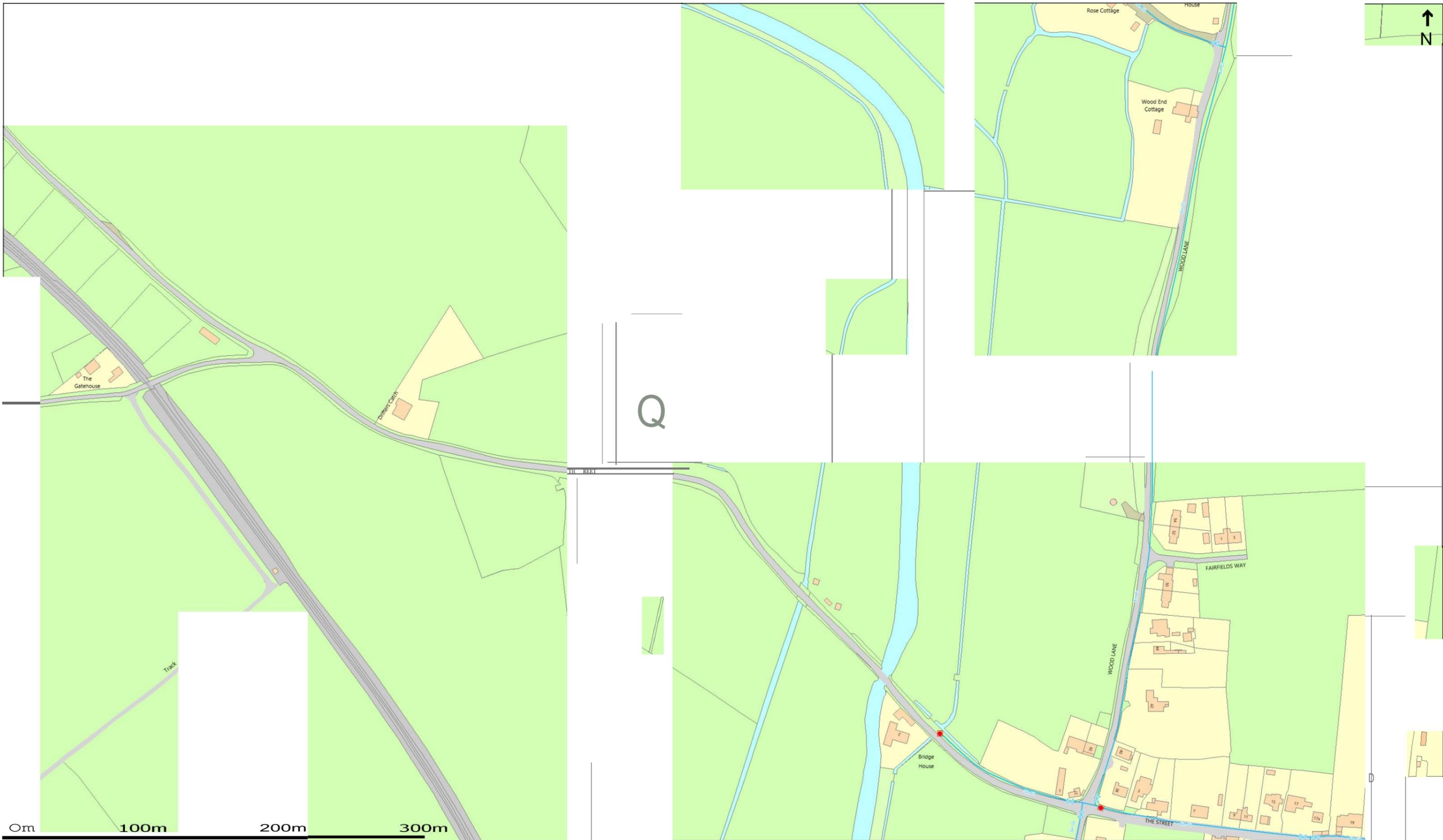
If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOS).

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55
Milford Street
Salisbury
SP1 2BP

Telephone: 01722 333306
Fax: 01722 332296
Website: www.tpos.co.uk
Email: admin@tpos.co.uk

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



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Date: 01/10/18 Scale: 1:2500 Map Centre: 621509,325514 Title: G2373703-3

COMMERCIAL DW

DRAINAGE AND WATER ENQUIRY

Water Main (Potable)		Hydrant	
Decommissioned Water		Fitting	
Water Main (Raw)			



This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2018 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.



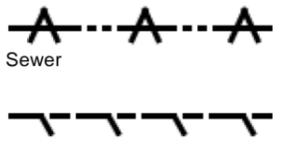
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Date: 01/10/18 Scale: 1:2500 Map Centre: 621509,325514 Title: G2373703-3

COMMERCIAL DW

DRAINAGE AND WATER ENQUIRY

- Foul Sewer
- Surface Sewer
- Combined Sewer
- Final Effluent



Decommissioned
(colour denotes effluent type)
Private Sewer
Rising Main
(colour denotes effluent type)

- Manhole (colour denotes effluent type)
- Public Pumping Station
- Private Pumping Station
- Decommissioned Pumping Station

- Public Sewage Treatment Works
- Private Sewage Treatment Works
- E Outfall
- Inlet



This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2018 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.



**Drinking Water Quality Report for the
Foulsham Public Water Supply Zone (NE10)**

Report period: January 2018 to March 2018

Your drinking water supply

Anglian Water's region is divided into around 160 water supply areas called Public Water Supply Zones, each providing our customers with an excellent drinking water supply. We carry out around 140,000 tests each year on drinking water samples taken from customer taps. The number of drinking water samples we take, and the tests we carry out, are specified in the current Water Supply (Water Quality) Regulations and our regulator, the Drinking Water Inspectorate, carry out regular audits to make sure we comply with these regulations.

During the period of this report, all samples taken in this Public Water Supply Zone fully met the legal limits specified in the current Water Supply (Water Quality) Regulations.

Source:

Your drinking water supply comes from a groundwater source (borehole).

Hardness:

Your drinking water supply is classified as hard. The hardness has been shown in different units below to help you set your domestic appliances:

Total hardness as Calcium (mg/l)	Total hardness as Calcium carbonate (mg/l)	Total hardness as Degrees Clark (°Clark or °e)	Total hardness as Degrees French (°f)	Total hardness as Degrees German (°dH)	Total hardness as millimoles (mmol/l of Ca)
103.6	259	18.026	25.9	14.711	2.59

(mg/l = milligrammes per litre is the same as parts per million)

Fluoride:

We don't add fluoride to your drinking water supply, but there is naturally occurring fluoride present in all drinking water supplies.

Chlorine:

Disinfection is important to ensure there are no harmful organisms in the water. We use chlorine to disinfect drinking water supplies. No ammonia is added in this process which means your water supply is not chloraminated.

Lead:

If you live in a house built before 1970, you may have lead pipework. If you think you may have lead pipework, call our Lead Advice Line on 0345 070 3445 to arrange for a free lead test.

Work in your area:

To make sure the quality of the drinking water we supply remains excellent, we sometimes need to carry out work to ensure we continue to meet the legal limits specified in the Water Supply (Water Quality) Regulations 2016 (as amended). This work is known as a Programme of Work. Our Regulator, the Drinking Water Inspectorate, closely monitors the progress of this work and will formally sign it off when it is completed. The table below shows what we are doing in the Foulsham PWSZ:

Parameter	Programme of Work
Lead	Update plumbosolvency treatment

Drinking water sample results:

The results of tests carried out on drinking water samples taken from customer taps in this Public Water Supply Zone for the period are shown in the following table:

Parameter	Legal Limit	Units	Number of samples taken	Sample Results			Number of samples not meeting legal limit
				Minimum	Average	Maximum	
MICROBIOLOGICAL PARAMETERS							
Clostridium perfringens	0	No. per 100 ml	1	0	0	0	0
Coliform bacteria	0	No. per 100 ml	3	0	0	0	0
Colony counts (3 day at 22°C)	No abnormal change	No. per 1 ml	1	0	0	0	0
E. coli	0	No. per 100 ml	3	0	0	0	0
Enterococci	0	No. per 100 ml	1	0	0	0	0
CHEMICAL PARAMETERS							
1,2-dichloroethane	3	µg/l	1	<0.164	<0.164	<0.164	0
Alkalinity (as calcium carbonate)	No legal Limit	mg/l	2	247	256	265	0
Aluminium	200	µg/l	1	<14	<14	<14	0
Ammonium	0.5	mg/l	1	<0.042	<0.042	<0.042	0
Antimony	5	µg/l	1	<0.13	<0.13	<0.13	0
Arsenic	10	µg/l	1	<0.112	<0.112	<0.112	0
Benzene	1	µg/l	1	<0.078	<0.078	<0.078	0
Benzo(a)pyrene	0.01	µg/l	1	<0.001	<0.001	<0.001	0
Boron	1	mg/l	1	<0.068	<0.068	<0.068	0
Bromate	10	µg/l	1	<0.35	<0.35	<0.35	0
Cadmium	5	µg/l	1	<0.007	<0.007	<0.007	0
Calcium	No legal Limit	mg/l	2	89.6	96.8	104	0
Chloride	250	mg/l	1	22.7	22.7	22.7	0
Chlorine (free)	No legal Limit	mg/l	3	0.42	0.47	0.5	0
Chlorine (total)	No legal Limit	mg/l	3	0.47	0.63	0.73	0
Chromium	50	µg/l	1	<0.673	<0.673	<0.673	0
Colour	20	mg/l	1	0.5	0.5	0.5	0
Conductivity	2500	µS/cm @ 20 °C	1	489	489	489	0
Copper	2	mg/l	1	0.054	0.054	0.054	0
Cyanide	50	µg/l	1	<1	<1	<1	0
Fluoride	1.5	mg/l	2	0.187	0.187	0.187	0
Hardness (total) as calcium	No legal Limit	mg/l	2	95.6	103.6	111.6	0
Iron	200	µg/l	1	<7	<7	<7	0
Lead	10	µg/l	1	0.373	0.373	0.373	0
Magnesium	No legal Limit	mg/l	2	3.72	4.06	4.4	0
Manganese	50	µg/l	1	<1	<1	<1	0
Mercury	1	µg/l	1	<0.029	<0.029	<0.029	0
Nickel	20	µg/l	1	<0.186	<0.186	<0.186	0
Nitrate	50	mg/l	1	<3.763	<3.763	<3.763	0
Nitrite	0.5	mg/l	1	<0.009	<0.009	<0.009	0
Nitrite/Nitrate	1		1	0	0	0	0
Odour	Acceptable to consumers and no abnormal change	Dilution No.	1	0	0	0	0
PAHs (sum of 4)	0.1	µg/l	1	0	0	0	0
pH (hydrogen ion)	6.5 - 9.5	pH value	1	7.84	7.84	7.84	0
Phosphorus	No legal Limit	µg/l	6	<90	<595	1110	0
Potassium	No legal Limit	mg/l	1	1.62	1.62	1.62	0
Selenium	10	µg/l	1	<0.35	<0.35	<0.35	0
Sodium	200	mg/l	1	15	15	15	0
Solvents (tetrachloroethane and trichloroethene)	10	µg/l	1	0	0	0	0
Sulphate	250	mg/l	1	23.6	23.6	23.6	0
Taste	Acceptable to consumers and no abnormal change	Dilution No.	1	0	0	0	0
Temperature	No legal Limit	°C	4	6.1	7.5	10.2	0
Tetrachloromethane	3	µg/l	1	<0.1	<0.1	<0.1	0
Total organic carbon (TOC)	No abnormal change	mg/l	1	1.14	1.14	1.14	0
Turbidity	4	NTU	1	0.08	0.08	0.08	0

Units	
<	Below the limit of detection of our analysis
mg/l	Milligrammes per litre or parts per million
µg/l	Microgrammes per litre or parts per billion
Pt/Co	Platinum/Cobalt
µS/cm	Micro Siemens per centimetre
Bq/l	Becquerel per litre
mSv/year	Micro Sieverts per year
NTU	Nephelometric Turbidity Units
No legal limit	There is no legal limit set in the Regulations

GLOSSARY		
Parameter	What it means	Legal limit
1,2-dichloroethane	Used in industrial processes. Trace amounts may be found in some water sources. Removed by water treatment.	3 µg/l
Acrylamide	A monomer not found naturally in water but found in polyacrylamide which can be used for water treatment. Use of polyacrylamide is tightly controlled.	0.1 µg/l
Alkalinity	Alkalinity is the amount of calcium and magnesium salts dissolved in the water. Known as temporary hardness and removed by boiling.	No legal limit
Aluminium	Naturally present in some water sources. Can be used in water treatment processes but is then removed. Anglian Water do not use aluminium in any water treatment process.	200 µg/l
Ammonium (ammonia and ammonium ions)	Naturally present in most water sources. Can be added as part of the disinfection process to maintain chlorine in the distribution system (known as chloramination).	0.5 mg/l
Antimony	Not found naturally in drinking water. Traces found in water are likely to be due to contact with brass fittings or lead solder.	5 µg/l
Arsenic	Low levels can occur naturally in some groundwater sources. Arsenic is removed by water treatment.	10 µg/l
Benzene	Used in the petrochemical and plastics industry. May be present in water sources due to industrial pollution but is removed by treatment.	1 µg/l
Benzo(a)pyrene	One of several compounds known as poly aromatic hydrocarbons (PAHs). Coal tar was historically used to line water mains to prevent corrosion; trace levels can be found in drinking water where coal tar linings are still present.	0.01 µg/l
Boron	Low levels may occur naturally in some water sources. Industrial discharges or detergents in treated sewage effluents can increase levels in surface waters.	1 mg/l
Bromate	May occasionally be detected in groundwater sources caused by industrial pollution. Can also be formed by the reaction of naturally occurring bromide with oxidants (such as ozone) used in the disinfection of drinking water.	10 µg/l
Cadmium	Low levels may occur naturally in some groundwater sources. Cadmium is removed by water treatment.	5 µg/l
Calcium	Occurs naturally in water as it passes through mineral deposits and rock strata.	No legal limit
Chloride	A common component of salt and found naturally in most water sources.	250 mg/l
Chlorine (free) Chlorine (total)	Anglian Water disinfects all water supplies using chlorine. The concentration of chlorine used is carefully controlled to ensure disinfection of the water is maintained whilst minimising any taste or odour issues for customers.	No legal limit
Chromium	Rarely found in drinking water. Traces may be found if water has passed through rock strata containing naturally occurring chromium.	50 µg/l
<i>Clostridium perfringens</i>	Organisms found in the gut of warm blooded animals. Their presence in treated water indicates possible contamination and requires investigation.	0 per 100 ml
Coliform bacteria	Organisms found in the environment (soil, water and vegetation). Their presence in treated water indicates possible contamination and requires investigation.	0 per 100 ml
Colony counts - 2 day at 37°C - 3 day at 22°C	Are a measure of naturally occurring harmless bacteria found in drinking water.	No. per 1ml - No abnormal change
Colour	Slight tingeing of the water can occur naturally in some water sources. It is removed by water treatment.	20 mg/l Pt/Co scale
Conductivity	A measure of the amount of naturally occurring dissolved inorganic substances in water.	2500 µS/cm at 20°C
Copper	Rarely found in water sources. Can occur in drinking water which has been in contact with copper pipes and fittings in households. May cause blue/green staining.	2.0 mg/l
<i>Cryptosporidium</i>	A parasite that can cause severe gastroenteritis. Continuous monitoring is carried out at any water treatment works classified as being at significant risk.	No legal limit
Cyanide	Rarely found in drinking water. Traces may be found if water has passed through rock strata containing naturally occurring cyanide.	50 µg/l
<i>E. coli</i> and Enterococci	Organisms found in the gut of warm blooded animals. Their presence in treated water indicates possible contamination and requires investigation.	0 per 100 ml
Epichlorohydrin	Not found naturally in water but found in polyamine which can be used for water treatment. Use of polyamines is tightly controlled.	0.1 µg/l
Fluoride	Occurs naturally in many water sources at varying concentrations. Fluoride is added to some drinking water supplies at the request of the local Health Authority.	1.5 mg/l
Gross alpha activity Gross beta activity	Both of these are measured as part of the calculation of the Total Indicative Dose (TID) for radiation (see below).	0.1 Bq/l 1 Bq/l
Hardness (total)	Hardness is due to the calcium and magnesium salts dissolved in the water. The geology of the Anglian Water area means all our water is hard.	No legal limit
Iron	Naturally occurring in many water sources. Can be present in drinking water due to the	200 µg/l

	corrosion of iron water mains. Can also be used in water treatment processes but is then removed.	
Lead	Lead is very occasionally found in water sources. It is more usually found in drinking water due to contact with lead pipes in properties built before 1970. Anglian Water dose phosphate to water supplies in areas where lead could leach from pipework, but the only permanent solution for householders is replacement of any lead pipework.	10 µg/l
Magnesium	Occurs naturally in water as it passes through mineral deposits and rock strata.	No legal limit
Manganese	Occurs naturally in many water sources and is removed by water treatment.	50 µg/l
Mercury	Rarely found in drinking water. Traces may be found if water has passed through rock strata containing naturally occurring mercury.	1 µg/l
Nickel	Occurs naturally in some groundwater sources. It can be found in drinking water due to contact with modern nickel coatings on domestic taps and fittings.	20 µg/l
Nitrate	Occurs naturally in most water sources. Increased levels in water sources can occur as a result of fertiliser use. Dilution with low nitrate water sources and water treatment reduces nitrate levels.	50 mg/l
Nitrite	Occurs naturally at low levels in some water sources but is removed by treatment. It is sometimes produced as a by-product when ammonia and chlorine are used together to disinfect the water.	0.5 mg/l (at customer taps), 0.1 mg/l (at water treatment works)
Nitrite/Nitrate	Measure of the combined concentrations of these two compounds in drinking water. Concentration of nitrate divided by 50 + concentration of nitrite divided by 3 should be less than or equal to 1.	1
Odour	A measure of the aesthetic quality of drinking water. Unusual odours or tastes may indicate a problem which needs investigating.	Acceptable to consumers and no abnormal change
Pesticides – organochlorine compounds (aldrin, dieldrin, heptachlor, heptachlor epoxide)	Persistent in the environment but no longer used in the UK. Treatment processes are used to remove any pesticide residues where present.	0.03 µg/l
Pesticides – other than organo chlorine compounds	Traces of pesticides can occasionally be found in water sources as a result of agricultural and non agricultural use of pesticides in the environment. Treatment processes are used to remove any pesticide residues where present. Monitoring is carried out for the most widely used pesticides in the area of supply.	0.1 µg/l
Pesticides - total	This is the sum of the concentrations of the individual pesticides detected.	0.5 µg/l
pH (hydrogen ion)	A measure of the acidity or alkalinity of water; pH values below 7 are acidic, 7 is neutral and above 7 are alkaline. A low pH can result in pipe corrosion.	6.5 (min) - 9.5
PAHs (sum of 4)	Polycyclic aromatic hydrocarbons (PAHs) may be found in drinking water where coal tar was historically used to line water mains to prevent corrosion. Those measured are benzo (b)fluoranthene, benzo(k)fluoranthene, benzo(ghi)perylene and indeno(1,2,3-cd)pyrene.	0.1 µg/l (sum of 4)
Phosphorus	Occurs naturally in water but can be added during water treatment in the form of phosphate to minimise the amount of lead which can be dissolved in water.	No legal limit
Potassium	Occurs naturally in water as it passes through mineral deposits and rock strata.	No legal limit
Selenium	Rarely found in drinking water. Traces may be found if water has passed through rock strata containing naturally occurring selenium.	10 µg/l
Sodium	Low levels occur naturally in many water sources. Domestic water softeners can increase the sodium concentration. Softened water should not be used for drinking, cooking and preparing babies' feeds.	200 mg/l
Solvents (tetrachloroethane and trichloroethene)	This standard is the sum of both solvents. Traces may be found in water sources due to industrial pollution. Solvents are removed using specialist treatment.	10 µg/l for the sum of both
Sulphate	Occurs naturally in many water sources after contact with mineral deposits and rock strata.	250 mg/l
Taste	A measure of the aesthetic quality of drinking water. Unusual odours or tastes may indicate a problem which needs investigating.	Acceptable to consumers and no abnormal change
Temperature	This is a measure of the water temperature when samples are taken.	No legal limit
Tetrachloromethane	A solvent sometimes found in water sources due to industrial pollution. Solvents are removed using specialist treatment.	3 µg/l
Total Indicative Dose (TID)	TID is the effective dose of radiation exposure the body may receive through drinking water. It is required to be measured if the gross alpha or gross beta activities (see above) exceed the screening values.	0.1 mSv/year
Total Organic Carbon (TOC)	A measure of the total amount of organic matter in the water.	No abnormal change
Trihalomethanes (THMs) (total)	Can be formed during the disinfection of water supplies if chlorine reacts with naturally occurring organic substances.	100 µg/l
Tritium	Tritium is a radioactive isotope of hydrogen which is found naturally in water at very low levels.	100 Bq/l
Turbidity	This is a measure of the cloudiness of the water.	4 NTU at customer taps 1 NTU at water treatment works
Vinyl chloride	Not found naturally in water. May be found in water pipes containing polyvinyl chloride (PVC). Concentrations are strictly controlled by product specification.	0.5 µg/l
Further information can be found on the Anglian Water and Drinking Water inspectorate websites: www.anglianwater.co.uk www.dwi.gov.uk		

COMMERCIALDW Plus

Appendix 4: Terms and Conditions

1) Introduction

- a) These terms (together with our General Terms) set out the terms which will apply in respect on any Orders you place with us for any of our commercial drainage and water enquiry products being (i) a COMMERCIALDW Report, (ii) a COMMERCIALDW Premium Report, (iii) a COMMERCIALDW Plus Report and/or (iv) a COMMERCIALDW Plus Premium Report.
- b) In addition to any defined terms in the General Terms (which shall apply to these terms), the following words shall have the following meanings:
 - i) "Commercial Property" means the address or location provided by you when you placed an Order in respect of which you request a Report which is either (a) a commercial property used solely for carrying on a trade or business or is intended for commercial use or (b) a property or site which is intended to be developed;
 - ii) "Large Commercial Property" means a Commercial Property which either (a) covers more than 2 hectares, and/or (b) has more than one drainage and water connection on the site;
 - iii) "Small Commercial Property" means a Commercial Property which is either (a) less than 2 hectares and/or (b) only has one drainage and water connection;
 - iv) The term "Report" for the purposes of these terms, shall mean the commercial drainage and water report prepared by us in relation to the commercial drainage and water report prepared by us in relation to the Commercial Property being one of the following which you select at the time you place your Order:
 - (1) A COMMERCIAL DW Report;
 - (2) A COMMERCIALDW Premium Report;
 - (3) A COMMERCIALDW Plus Report; and/or
 - (4) A COMMERCIALDW Plus Premium Report.
- c) The COMMERCIALDW Report and the COMMERCIALDW Premium Report should be used for Small Commercial Properties.
- d) The COMMERCIALDW Plus Report and the COMMERCIALDW Plus Premium Report should be used for Large Commercial Properties.
- e) Further details of the characteristics of the Geodesys Reports are set out on the Website. It is your responsibility to select the Report that is most suitable for your needs.

2) Scope of the Report

- a) We will prepare the Report using the Commercial Property details you provide at the time you place your Order. The Report you receive will rely on the accuracy, completeness and legibility of the address and/or plans that you supply with your Order.
- b) The Report is produced only for use in relation to a Commercial Property which require the provision of drainage and water information. Where you require a report for a residential property, you can order a different report from us, and different terms shall apply.
- c) The Report provides information as to the indicative location and connection status of existing services and other information relating to drainage and water enquiries and should not be relied on for any other purpose. The Report may contain opinions or general advice. We cannot ensure that any such opinion or general advice is accurate, complete, valid or fit for your particular purpose, and neither you nor your Client should rely solely on this advice.
- d) As you may expect, the information contained in the Report can change on a regular basis so we cannot be responsible to you or your Client for any change in the information contained in the Report after the date on which the Report was produced (as shown in the Report).
- e) The Report does not give details about the actual state or condition of the Commercial Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Commercial 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 by the Client.
- f) In providing you with this Report, we will comply with the Search Code.
- g) The position and depth of apparatus shown on any Maps attached to the Report are approximate and are provided as a general guide only. Where you or your Client intend to carry out any excavation or other works at the Commercial Property, the exact positions and depths of any apparatus should be obtained by excavation trial holes and the Maps must not be relied on in the event of excavation or other works made in the vicinity of our apparatus. We do not give any warranty as to the accuracy or completeness of such information.

3) Additional Provisions relating to our Liability to you for the COMMERCIALDW Report and the COMMERCIALDW Premium Report

- a) Our total liability whether for breach of contract, tort, negligence, breach of statutory duty, misrepresentation or any other cause of action arising under or in connection with the COMMERCIALDW Report or the COMMERCIALDW Premium Report shall be limited in accordance with the General Terms and limited to a maximum aggregate financial limit of £2,000,000.
- b) The Maps attached to the Report are provided pursuant to our statutory duty to make such Maps available for inspection. Notwithstanding the provisions of the Terms, your attention is drawn to the notice on the Map(s) attached to the Report which applies to the Map and its contents.
- c) Where we provide a Report for a Commercial Property which receives either water or drainage services from us, and another company ("other service provider") provides the other service, then our total liability, whether for breach of contract, tort, negligence, breach of statutory duty, misrepresentation or otherwise, arising under or in connection with the supply of the information from the other service provider is limited to such sums as we are entitled to and able to recover from the other service provider.

4) Additional Provisions relating to our Liability to you for the COMMERCIALDW Plus Report and the COMMERCIALDW Plus Premium Report

- a) Our total liability whether for breach of contract, tort, negligence, breach of statutory duty, misrepresentation or any other cause of action arising under or in connection with the COMMERCIALDW Plus Report or the COMMERCIALDW Plus Premium Report shall be limited in accordance with the General Terms and limited to a maximum aggregate financial limit of £10,000,000. Where you require multiple reports because of the multiple supply points at the property or because the property / land is so large, then this limit of liability will apply only once in respect of the multiple Reports you may receive.
- b) The Maps attached to the Report are provided pursuant to our statutory duty to make such Maps available for inspection. Notwithstanding the provisions of the Terms, your attention is drawn to the notice on the Map(s) attached to the Report which applies to the Map and its contents.
- c) Where we provide Report for a Commercial Property which receives either water or drainage services from us, and another company provides the other service, then we will not have any liability for information provided by that other company in respect of the water or drainage services they provide in respect of the Commercial Property. Any such information will be provided by us as an agent for the company from which the information was obtained.

5) General

- a) These Terms (and any documents referred to herein) are the only terms and conditions that shall apply to any order in respect of the Report and shall constitute the entire agreement between you and us and supersede, replace and extinguish any previous arrangement, understanding or agreement between us relating to such Report.
- b) Any dispute or claim arising out of or in connection to these terms and or their subject matter or formation (including non-contractual disputes or claims) shall be governed by the laws of England and Wales. Any dispute shall be subject to the exclusive jurisdiction of the courts of England and Wales.
- c) If there is any conflict or inconsistency between the provisions of these Geodesys Terms and the General Terms, the provisions of these Geodesys Terms shall prevail.
- d) In the event of any conflict of inconsistency between any information on the Website describing the features of the Report and the Terms, then the Terms shall prevail.
- e) Where you are acting in the normal course of your business, your Client is entitled to the benefit of these Terms. No other person who is not a party to these Terms has any right to enforce their terms.

6) Customer Complaints Procedure

- a) Geodesys offer a robust complaints procedure which can be found by visiting <http://www.geodesys.com/complaints-process/>
- b) 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). You can obtain further information by visiting www.tpos.co.uk or email admin@tpos.co.uk

HM Land Registry

Transfer of part of registered title(s)

TP1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name(s) of **all** of the persons transferring the property.

Complete as appropriate where the transferor is a company.

Give full name(s) of **all** the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

1	Title number(s) out of which the property is transferred: NK404642
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	<p>Property: Land at Spratts Green Farm Spratts Green Aylsham Norwich NR11 6TX</p> <p>The property is identified</p> <p><input checked="" type="checkbox"/> on the attached plan and shown: edged red</p> <p><input type="checkbox"/> on the title plan(s) of the above titles and shown:</p>
4	Date:
5	<p>Transferor: Charles Richard Tobias Harris and Jonathan Paul Webster</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
6	<p>Transferee for entry in the register:</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, or
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance. These are both available on the GOV.UK website.

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants

7 Transferee's intended address(es) for service for entry in the register:

8 The transferor transfers the property to the transferee

9 Consideration

- The transferor has received from the transferee for the property the following sum (in words and figures):
- The transfer is not for money or anything that has a monetary value
- Insert other receipt as appropriate:

10 The transferor transfers with

- full title guarantee
- limited title guarantee

11 Declaration of trust. The transferee is more than one person and

- they are to hold the property on trust for themselves as joint tenants
- they are to hold the property on trust for themselves as tenants in common in equal shares
- they are to hold the property on trust:

12 Additional provisions

Definitions

12.1 In this Transfer the following words shall have the following meanings:

12.1.1 "**The Act**" shall mean the Law of Property (Miscellaneous Provisions) Act 1994.

should be defined by reference to a plan.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Include words of covenant.

Include words of covenant.

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

12.1.2 **“Plan”** means the plan annexed to this transfer.

12.1.3 **“Property”** shall mean the property described in panel 3 above and transferred to the Transferee by this transfer.

12.2 Rights granted for the benefit of the Property

None

12.3 Rights reserved for the benefit of the Retained Land

None

12.4 Restrictive covenants by the Transferee

None

12.5 Other covenants

The Transferee covenants with the Transferor on behalf of itself and its successors in title so as to bind the Property and each and every part thereof that the Transferee its successors in title and those persons deriving title under them will at all times observe and perform the obligations covenants conditions encumbrances acts stipulations and restrictions subject to which the Property is sold and which still affect the Property including without limitation the covenants conditions obligations encumbrances acts and stipulations contained or referred to in the entries in the Property and Charges register of title number NK404642 as the same effect the Property and will indemnify and keep indemnified the Transferor against all future losses costs claims expenses liabilities and demands arising from any breach non-observance or non-performance of them.

12.6 Positive Covenants by the Transferee

None

12.7 Declarations

12.7.1 It is hereby agreed and declared that the covenants implied by the Act are modified as follows:

- (a) section 2(1)(b) of the Act shall be read as though the words “at his own cost” were replaced by the words “at the cost of the covenantee”
- (b) the covenant implied by section 3(1) of the Act shall apply only to the acts and omissions of the Transferor and only to the period during which the Transferor has been the registered proprietor of the Property; and

- (c) for the purposes of section 6(2)(a) of the Act all matters now recorded in registers open to public inspection are to be considered within the actual knowledge of the Transferee.

12.7.2 It is hereby agreed and declared by and between the parties that the Property does not and shall not enjoy any easements or rights (which for the avoidance of doubt includes any rights to light) over the Retained Land other than which are expressly set out in this transfer and neither section 62 of the Law of Property Act 1925 nor the rule in Wheeldon-v-Burrows shall apply.

12.8 Limitation of Liability

12.8.1 The liability of the Transferor in respect of any breach by the Transferor of any of the Transferor's obligations under this transfer is limited in amount to the realisable value of the assets of the Property for the time being vested in the Transferor.

12.8.2 Nothing contained in this transfer entitles the Transferee to any right or remedy against:

- (a) the personal estate, property, effects or assets of any of the Transferor or their respective personal representatives; or
- (b) any assets for the time being vested in the Transferor that are not part of the Property.

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 11 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance.

Remember to date this deed in panel 4.

13 Execution

Signed as a deed by)
Charles Richard Tobias)
Harris)
In the presence of:

Witness signature:

Witness name:

Witness address:

.....

.....

.....

Signed as a deed by)
Jonathan Paul Webster)
In the presence of:)

Witness signature:

Witness name:

Witness address:

.....

.....

.....

Signed as a deed by)
[Buyer])
In the presence of:)

Witness signature:

Witness name:

Witness address:

.....

.....

.....

Signed as a deed by)
[Buyer])
In the presence of:)

Witness signature:

Witness name:

Witness address:

.....

.....

.....

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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These are the notes referred to on the following official copy

Title Number NK404642

The electronic official copy of the document follows this message. This copy may not be the same size as the original.

Please note that the quality of one or more pages may be poor. Unfortunately this is the best quality image we hold of the document. If you are able to obtain a better quality copy from another source we would be grateful if you would send it to us so we may update our records. Alternatively if you know who holds or may hold either a copy or the original please let us know so that we may contact that person.

Costs or expenses reasonably incurred as a result of the mistake may be recoverable as indemnity under paragraph 3 of Schedule 8, Land Registration Act 2002. However the Registrar's consent should normally be obtained before such costs are incurred. If you intend to incur costs as a result of any loss arising from the poor quality and to claim for these under the statutory compensation scheme please inform us of the steps you intend to take, what is the estimated cost and how this has been calculated. Our *Practice Guide 39 - Rectification and indemnity* contains further information. We appreciate that the payment of indemnity will be an inferior alternative to a better copy of the document itself.

You can view or download copies of the practice guide from our website at www.gov.uk/land-registry in English or Welsh. Alternatively, you can telephone Customer Support on 0300 006 0411 (0300 006 0422 for a Welsh-speaking service).

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

Dated

16th October

1996

D M Carman and J M Carman (1)

and

J M Carman and C R T Harris (2)

CONVEYANCE

relating to

Lots 1 and 7
Spratts Green Farm
AYLSHAM
Norfolk

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**Hansell
Stevenson
Solicitors**

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THIS CONVEYANCE is made, the Sixteenth day of October

thousand nine hundred and ninety six BETWEEN DERRICK MAURICE CARMAN

of Spratts Green Farm Aylsham Norfolk and JOAN MARY CARMAN of

Spratts Green Cottage Burgh Road Aylsham Norfolk (hereinafter called

"the Vendors") of the one part and JOAN MARY CARMAN of Spratts Green

Cottage Burgh Road Aylsham Norfolk and CHARLES RICHARD TOBIAS

HARRIS of 35 constable Road Norwich Norfolk (hereinafter called the

Purchasers") of the other part

WHEREAS

(1) By a Conveyance dated 11th October 1951 the greater part of the

property hereinafter described (together with other property

conveyed by Douglas Ireland Gay to James Carman Albert Horace J

Carman Derrick Maurice Carman and Edward John Carman upon the.....Trusts

therein declared

(2) By a Conveyance dated 15th June 1970 the remainder of the

property hereinafter described was conveyed by Jeffrey Cecil Burr and

Peter John Bennett to the said Albert Horace James Carman Edward John

Carman and Derrick Maurice Carman upon the Trusts therein declared

(3) James Carman died on 7th February 1958. Albert Horace James

Carman died on 28th December 1977. Edward John Carman died on 4th

October 1992

(4) By a Deed dated 28th September 1994 Derrick Maurice Carman

appointed Joan Mary Carman to be a Trustee of the Trusts declared in

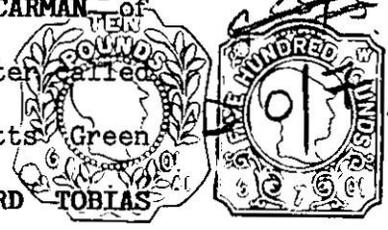
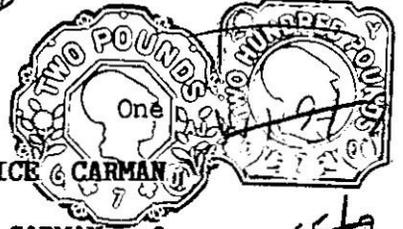
the said Conveyance dated 11th October 1951 jointly with himself

(5) The said Derrick Maurice Carman herein appoints Joan Mary Carman

to be a Trustee of the Trusts declared in the said Conveyance dated

15th June 1970 jointly with himself

(6) The Vendors have agreed with the Purchasers for the sale of the



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property hereinafter described to the Purchasers free from incumbrances at the price of six hundred thousand pounds

NOV THIS DEED VITNF.SSETH as follows :

1. Pursuant to the powers contained in the Trustee Act 1925 and every other power him enabling the said Derrick Maurice Carman hereby appoints the said Joan Mary Carman to be a Trustee of the Trusts declared by the said Conveyance of 15th June 1970 and of the property comprised therein jointly with him

2. In pursuance of the said Agreement and in consideration of the sum of SIX HUNDRED THOUSAND POUNDS (£600,000.00) paid by the Purchasers to the Vendors (the receipt whereof the Vendors hereby acknowledge) the Vendors HEREBY CONVEY with Full Title Guarantee unto the Purchasers ALL THAT farmhouse farm buildings and adjoining arable and meadow land comprising in total 125.99 acres which *is* shown for the purposes of identification only edged red and edged blue on the plan annexed hereto (hereinafter together called "the Property") but EXCEPTING AND RESERVING unto the Vendors and their successors in title the owners and occupiers for the time being of the properties known as Spratts Green Cottage East and Spratts Green Cottage West (hereinafter called "the said Properties") and shown for the purposes of identification only respectively edged green and edged brown on the plan annexed hereto the right to a supply of water from the deep water bore situate on the Property together with the right to use the existing electric pump and the water pipes leading from the bore to the said properties and together with the right where necessary and with or without workmen at all reasonable times on giving forty-eight hours prior notice (other than in the case of an emergency) to enter upon such part of the Property as is necessary for the purpose of

maintaining and repairing the bore and the electric water pump and in the case of the water pipes for the purpose of maintaining repairing replacing and/or relaying such pipes from the said properties to the bore Subject in all cases in exercising such rights causing the least nuisance to the Property and making good all damage thereby occasioned and Subject also in all cases to paying an equitable proportion of the cost of repairing and maintaining the electric pump the bore and the pipes and of the running costs of the electric pump and maintenance of any water meter that may from time to time be installed TO HOLD the same unto the Purchasers in fee simple

3. IT IS HEREBY DECLARED that the Purchasers or other Trustees for the time being of this deed shall have full power until the expiration of a period of **SE** years from the date of death of the survivor of the Purchasers to mortgage charge lease or otherwise dispose of all or any part of the said property (for full consideration) with all the power in that behalf of an absolute owner

SIGNED as a Deed by the said) / *JJ... 'n.*)
 DERRICK MAURICE CARMAN)
 in the presence of \ /
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 SIGNED as a Deed by the said) *JOAN. m*)
 JOAN MARY CARMAN)
 in the presence of :-
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1 Norwich 'l<'ood
shan? , Norfolk

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 SIGNED as a Deed by the said "J ,
 CHARLES RICHARD TOBIAS HARRIS)
 in the presence of :-

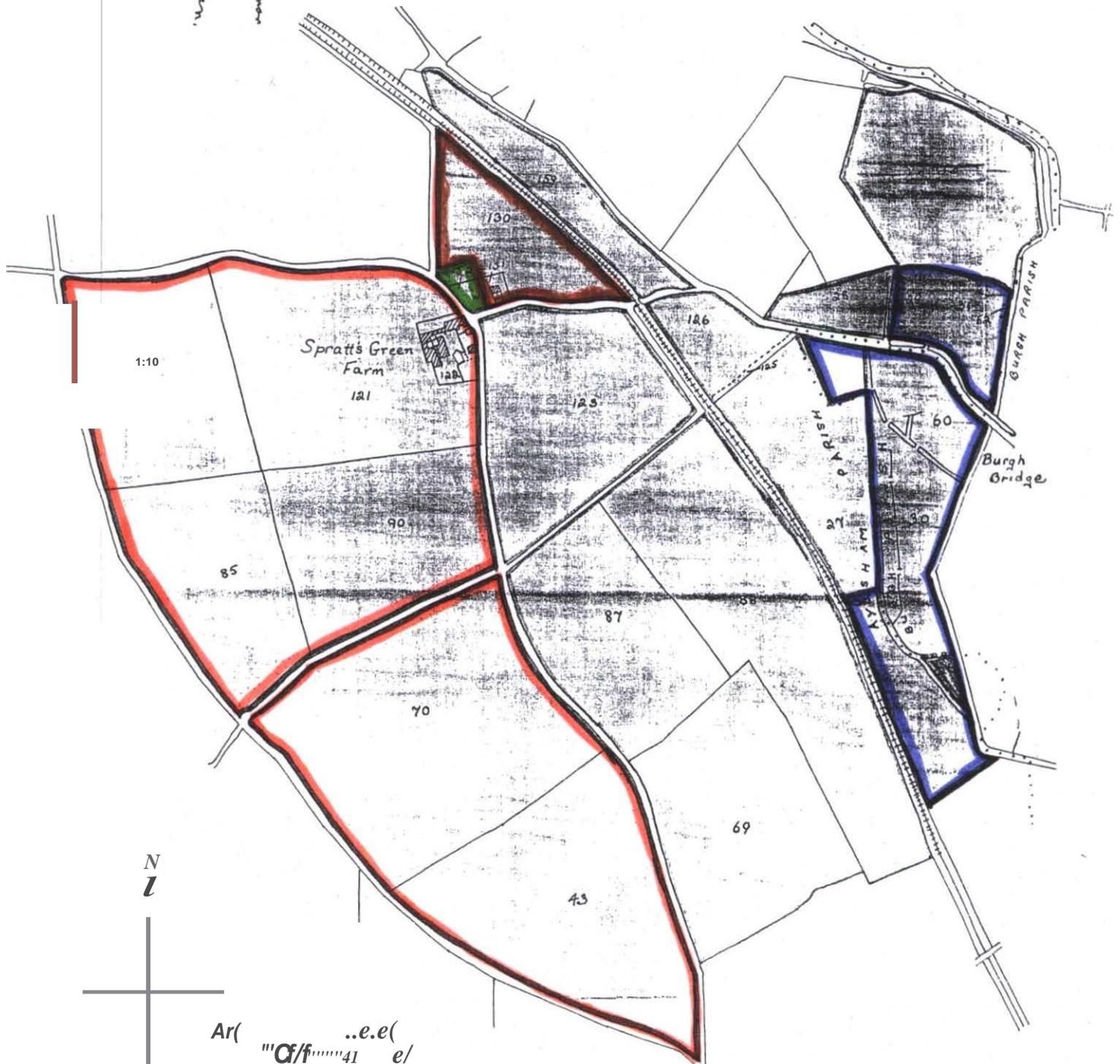
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D. M. Hamer
J. M. Carman.



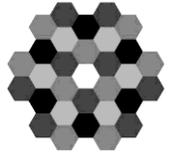
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The electronic official copy of the register follows this message.

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



Official copy of register of title

Title number NK404642

Edition date 28.09.2018

This official copy shows the entries on the register of title on 16 OCT 2018 at 11:00:45.

This date must be quoted as the "search from date" in any official search application based on this copy.

The date at the beginning of an entry is the date on which the entry was made in the register.

Issued on 16 Oct 2018.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

This title is dealt with by HM Land Registry, Kingston Upon Hull Office.

A: Property Register

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

NORFOLK : BROADLAND

- 1 (10.11.2010) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Spratts Green Farm, Spratts Green, Aylsham, Norwich (NR11 6TX).

B: Proprietorship Register

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

Title absolute

- 1 (28.09.2018) PROPRIETOR: CHARLES RICHARD TOBIAS HARRIS of 35 Constable Road, Norwich NR4 6RW and JONATHAN PAUL WEBSTER of Oriel House, 5 Nethergate Street, Bungay NR35 1HE.
- 2 (10.11.2010) The value as at 10 November 2010 was stated to be between £500,001 and £1,000,000.
- 3 (10.11.2010) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

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

- 1 (10.11.2010) The land is subject to the rights reserved by a Conveyance of the land in this title dated 16 October 1996 made between (1) Derrick Maurice Carman and Joan Mary Carman and (2) Joan Mary Carman and Charles Richard Tobias Harris.

-NOTE: Copy filed.

Title number NK404642

End of register