

Epitome of Title ^(a)

Relating to Land at Spring Lane Farm, Yaxham, Dereham, Norfolk

which is a free hold property

NOTES FOR GUIDANCE

- (a) Acceptable forms of abstracts are an Epitome with photocopies of the documents or abstracts in traditional form or photocopies of such abstracts.
- (b) If any part of any document is not relevant, mark it as such on the copy.
- (c) Give the names of persons against whom a search was made in the case of a search certificate.
- (d) Photographic copies should be:-
- durable and legible even if subject to frequent use for more than thirty years
 - of sufficient contrast and clarity to allow further photographic reproduction
 - printed in black on good quality white paper
 - capable of being marked at a later date
 - carefully coloured to show every detail of the original, in the case of plans
- (e) Every document in the epitome should be numbered in sequence. New documents added to an existing epitome should continue the established numbering sequence.

Date	Nature of document or event (b)	Parties (c)	Whether abstract or photographic copy (d)	Document number (e)	Whether original document to be handed over on completion
27.4.1946	Conveyance	W.H. Hicks (1) W.H. Hicks & V.G.H. Hicks (2) E.M. Eke (3)	Copy	1	No
1.4.1965	Deed of Gift	E.M. Eke (1) T.W. Eke & J.R. Eke (2)	Copy	2	No
9.7.1973	Death Certificate	E.M. Eke	Copy	3	No
28.9.1988	Deed of Gift	T.W. Eke (1) J.R. Eke (2)	Copy	4	No
30.7.2002	Deed of Easement	J.R. Eke (1) Norfolk County Council (2) Norwich Diocesan Board of Finance Ltd (3)	Copy	5	No
31.1.2018	Grant of Probate	Certified copy Grant of Probate	Copy	6	No
14.8.2018	Land Charges Act Search No. 05836227D		Copy	7	Yes
14.8.2018	Land Charges Act Search No. 05307227D		Copy	8	Yes
15.8.2018	TR5	E.M. Eke & S.C.A. Meldram (1) S.C.A. Meldram (2)	Copy	9	Yes



12/10



This Conveyance

is made the *Twenty seventh*
day of *April* One

thousand nine hundred and forty six BETWEEN WINIFRID HEYHOE HICKS the wife of Vyvyan George Hooper Hicks of Scarning in the County of Norfolk Solicitor(hereinafter called the Vendor) of the first part the said WINIFRID HEYHOE HICKS and VYVYAN GEORGE HOOPER HICKS(hereinafter called the Personal Representatives)of the second part and ETHEL MARY EKE of Spring Lane Farm Yaxham in the said County Widow(hereinafter called the Purchaser) of the third part. _____

WHEREAS the Vendor is seised in fee simple in possession free from incumbrances save for Tithe Redemption Annuity of the property described in the first Schedule hereto and has agreed to sell the same to the Purchaser for a like estate at the price of ONE HUNDRED AND SIXTY POUNDS. _____

AND WHEREAS at the date of her death hereinafter recited Charlotte Heyhoe Pitt was seised in possession free from incumbrances save for Tithe Redemption Annuity of the property described in the second Schedule hereto.

AND WHEREAS at the date of his death hereinafter recited Richard Warcup Pitt was seised in possession free from incumbrances save for Tithe Redemption Annuity of the property described in the third Schedule hereto.

AND WHEREAS the said Charlotte Heyhoe Pitt died on the Fourteenth day of March One thousand nine hundred and twenty eight having by her Will dated the Eighth day of February One thousand nine hundred and twenty eight appointed the said Richard Warcup Pitt sole Executor thereof which Will together with a Codicil not affecting the Executorship thereof was duly proved by the said Richard Warcup Pitt in the Norwich District Probate Registry on the Second day of June One thousand nine hundred and twenty eight. _____

AND WHEREAS the said Richard Warcup Pitt died on the Twentieth day of March One thousand nine hundred and forty three having by his Will dated the Fifteenth day of May One thousand nine hundred and twenty eight appointed the Personal Representatives and George William Barnard Executors thereof and by a Codicil dated the Twenty seventh day of March One thousand nine hundred and forty revoked the appointment of the said George William Barnard which said Will and Codicil were duly proved by the Personal Representatives in the Principal Probate Registry on the Twentieth day of January one thousand nine hundred and forty four. _____

✓

Not applicable

to C-510262

Not applicable

N/A }
AND WHEREAS the said Richard Warcup Pitt appointed no other Trustees to act with him in the trusts of the before recited Will of the said Charlotte Heyhoe Pitt and upon their proving the Will of the said Richard Warcup Pitt hereinbefore recited the Personal Representatives became by devolution the Personal Representatives of the said Charlotte Heyhoe Pitt.

AND WHEREAS the Personal Representatives have made no appointment of Trustees of the Will of the said Charlotte Heyhoe Pitt. _____

AND WHEREAS the Personal Representatives as the Personal Representatives of the said Charlotte Heyhoe Pitt and who have made no previous assent or conveyance of the property described in the Second Schedule hereto have agreed with the Purchaser for the sale thereof to her for all the estate and interest of the said Charlotte Heyhoe Pitt at the price of NINE HUNDRED AND FIFTY POUNDS. _____

N/A }
AND WHEREAS the Personal Representatives as the Personal Representatives of Richard Warcup Pitt and who have made no previous assent or conveyance of the property described in the Third Schedule hereto have agreed with the Purchaser for the sale thereof to her for all the estate and interest of the said Richard Warcup Pitt at the price of ONE HUNDRED AND FORTY POUNDS. _____

NOW THIS DEED WITNESSETH as follows:

✓
1. In pursuance of the said Agreement and in consideration of the sum of One hundred and sixty pounds on or before the execution of these presents paid by the Purchaser to the Vendor (the receipt whereof she hereby acknowledges) the Vendor as Beneficial Owner hereby conveys unto the Purchaser ALL THAT the property described in the First Schedule hereto TO HOLD the same unto the Purchaser in fee simple subject to Tithe Redemption Annuity and subject also to any right of way or footway which may exist over the same or any part thereof. _____

N/A }
2. In pursuance of the said Agreement and in consideration of the sum of Nine hundred and fifty pounds on or before the execution of these presents paid by the Purchaser to the Personal Representatives as the Personal Representatives of the said Charlotte Heyhoe Pitt (the receipt whereof they hereby acknowledge) the Personal Representatives as Personal Representatives hereby convey unto the Purchaser ALL THAT the property described in the Second Schedule hereto TO HOLD the same unto the Purchaser in fee simple subject to Tithe Redemption Annuity and subject also to any right of way or footway which may exist over the same or any part thereof. _____

N/A }
3. In pursuance of the said Agreement and in consideration of the sum of One hundred and forty pounds on or before the execution of

N/A

these presents paid by the Purchaser to the Personal Representatives as the Personal Representatives of the said Richard Warcup Pitt (the receipt whereof they hereby acknowledge) the Personal Representatives as Personal Representatives hereby convey unto the Purchaser ALL THAT the property described in the Third Schedule hereto TO HOLD the same unto the Purchaser in fee simple subject to Tithe Redemption Annuity and subject also to any right of way or footway which may exist over the same or any part thereof.

4. The Personal Representatives hereby acknowledge the right of the Purchaser to production of the recited Probate of the Will of the said Charlotte Heyhoe Pitt and to delivery of copies thereof. _____

5. The Personal Representatives hereby acknowledge the right of the Purchaser to production of the recited Probate of the Will of the said Richard Warcup Pitt and to delivery of copies thereof. _____

IN WITNESS whereof the parties to these presents have hereunto set their hands and seals the day and year first before written. _____

THE FIRST SCHEDULE above referred to

ALL THOSE three pieces or parcels of Arable and Pasture Land in the parish of Yaxham in the County of Norfolk containing 4.351 acres more or less formerly copyhold of the Manor of Whinbergh on the part of Yaxham to which the Vendor was admitted Tenant on the Court Rolls on the Thirteenth day of March One thousand nine hundred and sixteen as the same are now in the occupation of the Purchaser and are numbered on the Ordnance Survey Map for the said Parish 1906 Edition as follows:- _____

<u>Ordnance Number</u>	<u>Acreage</u>	<u>Description</u>
235	2.602	Arable
X 239 ^{pt}	1.395 1.145	Pasture
262	.354	Pasture
<u>Total</u>	<u>4.351</u> 4.101	

THE SECOND SCHEDULE referred to

ALL THOSE pieces or parcels of pasture and arable land containing 17.141 acres or thereabouts situate in the parish of Yaxham TOGETHER with the farm house outbuildings and premises built on part thereof and known as Spring Lane Farm Yaxham aforesaid as the same are now in the occupation of the Purchaser and are numbered on the Ordnance Survey Map for the said Parish 1906 Edition as follows:-

<u>Ordnance Number</u>	<u>Acreage</u>	<u>Description</u>
433	3.344	Arable
157	2.115	Pasture
168	1.262	Pasture
169	1.890	Arable
Carried forward	8.611	

N/A

Sold to Jordan

N/A

<u>Ordinance Number</u>	<u>Acreage</u>	<u>Description</u>
Brought forward	8.611	
170	.560	House and premises
179	1.796	Arable
182	.490	Pasture
186	1.732	Arable
195	2.318	Arable
227	1.634	Arable
<u>Total</u>	<u>17.141</u>	13.797

THE THIRD SCHEDULE above referred to

ALL THOSE pieces or parcels of arable land containing Seven acres and nine perches more or less situate in the Parish of Yaxham as the same were conveyed to the said Richard Warcup Pitt by a Conveyance dated the Fifth day of March One thousand nine hundred and thirty seven from Leonard Bowles and are now in the occupation of the Purchaser and are numbered on the Ordnance Survey Map for the said Parish 1906 Edition as follows: -

<u>Ordinance Number</u>	<u>Acreage</u>	<u>Description</u>
229	1.196	Arable
229a	.708	do.
230	1.669	do.
231	1.795	do.
242	1.647	do.
<u>Total</u>	<u>7.015</u>	

SIGNED SEALED AND DELIVERED by the
said WINIFRID HEYHOE HICKS in the
presence of: -

Winifrid H. Hicks

*Rosemary S. V. de Couber M. Sc.
The Grove, Scarning, Norfolk married woman*

SIGNED SEALED AND DELIVERED by the
said VYVYAN GEORGE HOOPER HICKS in
the presence of: -

Vyvyan G. H. Hicks

*Rosemary S. V. de Couber M. Sc.
(as above)*

SIGNED SEALED AND DELIVERED by the
said Winifrid Heyhoe Hicks in the
presence of: -

Winifrid H. Hicks

*Rosemary S. V. de Couber M. Sc.
(as above)*

Dated 27th April 1946

MRS. W. H. HICKS and
another

— to —

MRS. E. M. EKE

Conveyance

of Spring Lane Farm situate at
Yaxham, in the County of Norfolk.

1/2
1/2

MEMORANDUM that by a Conveyance dated the 3rd day of August 1950 made between the within named Ethel Mary Eke of the one part and Douglas Reginald George Jordan of "Cornerways" Yaxham Smallholder of the other part ALL THAT piece of land containing 3.344 acres and numbered 453 on the Ordnance Survey Map TOGETHER with the fences or such of them as may belong-ed to the Vendor on the West and South sides thereof TOGETHER ALSO with all rights (if any) over or in the lane known as Gagman's Lane SUBJECT to such Public right as existed over the footpath on the Southern side of the hereditaments thereby conveyed. Acknowledgment to right of production of this document given.

MEMORANDUM that by a Conveyance dated the 20th day of January 1959 and made between the within named Ethel Mary Eke (Vendor) of the one part and David Charles Potter (Purchaser) of the other part ALL THAT piece or parcel of freehold land situate in the Parish of Yaxham Norfolk comprising part of Number 239 on the Ordnance Survey Map for the said Parish (second Edition 1906) containing .250 of an acre or thereabouts was conveyed unto the Purchaser in fee simple and his right to production and delivery of copies of the within mentioned Conveyance was thereby acknowledged. Conveyance contained a covenant by the Purchaser to erect within three months and forever thereafter to maintain a suitable stockproof fence along the South Western boundary of the land to the satisfaction of the Vendor.

Hood, Vores & Allwood,
Solicitors,
DERHAM.

PRESENTED

12 APR 1965

No.

17335



THIS DEED OF GIFT is made the First day of April
One thousand nine hundred and sixty five BETWEEN ETHEL MARY EKE of
Spring Lane Farm Yaxham in the County of Norfolk Widow (hereinafter called
"the Donor") of the one part and THOMAS WILLIAM EKE and JAMES ROBERT
EKE both of Spring Lane Farm Yaxham aforesaid the Sons of the Donor
(hereinafter called "the Donees") of the other part.

WHEREAS :-

1. THE Donor is seised of the property hereinafter described for an estate in fee simple in possession free from encumbrances.
2. THE Donor is desirous of conveying the property to herself and the Donees as tenants in common in equal shares.

NOW THIS DEED WITNESSETH as follows :-

1. IN consideration of her natural love and affection for the Donees the Donor hereby conveys unto herself the Donor and the Donees ALL THAT the property described in the Schedule hereto TO HOLD the same unto the Donor and the Donees in fee simple as joint tenants upon trust to sell the same with power to postpone the sale thereof SUBJECT as to Parts One Two and Three of the Schedule hereto to any right of way or footway which may exist over the same or any part thereof.
2. IT IS HEREBY DECLARED as follows :-
 - (a) The net proceeds of sale and all other moneys applicable as capital arising from the said property and the net income therefrom until sale shall be held upon trust for the Donor and the Donees as tenants in common in equal shares.
 - (b) The Trustees for the time being of this Deed shall have full power until the expiration of Twenty one years from the death of the last survivor of the Donor and the Donees to mortgage charge lease or otherwise dispose of all or any part of the said property with all the powers in that behalf of an absolute owner.
3. IT IS HEREBY CERTIFIED that the transaction hereby effected

does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the property conveyed exceeds Four thousand five hundred pounds.

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

THE SCHEDULE above referred to:

PART ONE

ALL THOSE three pieces or parcels of land in the Parish of Yaxham in the County of Norfolk containing 4.101 acres more or less as the same are more particularly described hereunder.

<u>Number on Ordnance Survey Map (1906 Edition)</u>	<u>Acreage</u>
235	2.602
Part 239	1.145
262	.354
Total	<u>4.101</u>

PART TWO

ALL THOSE pieces or parcels of land containing 13.797 acres or thereabouts situate in the Parish of Yaxham aforesaid TOGETHER with the farmhouse outbuildings and premises built on part thereof and known as Spring Lane Farm Yaxham aforesaid as the same are more particularly described hereunder.

<u>Number on Ordnance Survey Map (1906 Edition)</u>	<u>Acreage</u>
157	2.115
168	1.262
169	1.890
170	.560
179	1.796
182	.490
186	1.732
195	2.318
227	1.634
Total	<u>13.797</u>

PART THREE

ALL THOSE pieces or parcels of land containing Seven acres and nine perches more or less situate in the Parish of Yaxham aforesaid as the same are more particularly described hereunder.

<u>Number on Ordnance Survey Map (1906 Edition)</u>	<u>Acreage</u>
229	1.196
229a	.708
230	1.669
231	1.795
242	1.647
Total	<u>7.015</u>

N/A

PART FOUR

ALL THAT piece or parcel of land situate in the Parish of Yaxham aforesaid near the school on the north side of and adjoining the Norwich Road in the said Parish comprising Number 234 on the Ordnance Survey Map for the said Parish (Second Edition 1906) and containing Six acres and Twenty six perches or thereabouts as the same is for the purpose of identification only more particularly delineated on the plan annexed to a Conveyance dated the Twelfth day of October One thousand nine hundred and fifty nine and made between Abbot (Livestock) Limited of the one part and the Donor of the other part and thereon edged with red.

N/A

PART FIVE

ALL THAT piece of land situate at the corner of the drift called Paper Street in the Parish of Yaxham aforesaid containing Two acres Three rods Thirteen perches or thereabouts and being numbered 458 on the Tithe Map of the said Parish.

Presided
at
183
25 AD

SIGNED SEALED AND DELIVERED by the said } E. M. Eke.

ETHEL MARY EKE in the presence of:-

J. M. Starling
Solicitor
Dorham.



SIGNED SEALED AND DELIVERED by the said
THOMAS WILLIAM EKE in the presence of:-

} *T. W. Eke.*

J. M. Stashig.

SIGNED SEALED AND DELIVERED by the said
JAMES ROBERT EKE in the presence of:-

} *J. R. Eke*

J. M. Stashig.



Memorandum: By a conveyance dated 30th September 1967 and made between the within named Thomas William Eke and James Robert Eke ("the Vendors") (1) and Paul Jamie Miles ("the Purchaser") (2) the Vendors conveyed to the Purchaser a piece of land having a frontage to Norwich Road Clint Green Yaxham Norfolk having a frontage of 49 feet or thereabouts and a depth of 103 feet or thereabouts and shown edged green on the plan attached. The Vendors acknowledge the right of the Purchaser to the production of and to the delivery of copies of the within written Conveyance. A copy of the Conveyance of 30th September 1967 has been placed with the title deeds.

Memorandum: By a Grant of Easement made between the within named James Robert Eke (1) The Norfolk County Council (2) and The Norwich Diocesan Board of Finance Limited (3) the within named James Robert Eke granted to the Norfolk County Council an easement relating to (inter alia) the land comprised in the within written Deed of Gift and a copy of the Grant of Easement has been placed with this Deed.

DATED 12 April 1965

MRS. E. W. EKE

-to-

T. W. EKE ESQ. & J. R. EKE ESQ.

DEED OF GIFT

of land and buildings at Yaxham in the County of Norfolk.

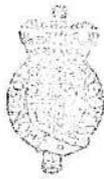
HOOD YOUNG & ALLWOOD,
SOLICITORS,
DERRHAM.

MEMORANDUM By a Conveyance dated the 18th day of May 1979 made between the within named Thomas William Eke and James Robert Eke (Vendors) (1) and Nicholas Eric Cox and Christine Mary Cox and Peter Sidney Harlow carrying on business under the style or firm name of "C.M.C. Builders" at Wicklewood Norfolk (Purchasers) (2) the Vendors conveyed unto the Purchasers ALL THAT piece of freehold land in the Parish of Yaxham in the County of Norfolk being part of Number 262 on the Ordnance Survey Map 1906 Edition and shown for the purpose of identification only together with the approximate measurements thereof on the plan annexed thereto and thereon edged red for an estate in fee simple and the Purchasers did thereby jointly and severally covenant with the Vendors to erect within three months from the date thereof a four foot post and three strand of wire fence along the boundaries marked A-B and B-C on the said plan and thereafter to maintain the same and the Vendors acknowledged the right of the Purchasers to production and delivery of copies of (inter alia) the within written Deed.

MEMORANDUM By a Conveyance made the 1st day of June 1979 the within named Thomas William Eke and James Robert Eke conveyed to Kenneth Albert Peter Davis ("the Purchaser") all that piece of land being part of number 262 on the O.S. Map (1906 Edition) in the Parish of Yaxham Norfolk shown for identification purposes numbered 2 and edged blue on the plan annexed thereto subject to the fencing covenants contained in the said Conveyance and acknowledged his right to production of (inter alia) the within written deed.

Memorandum: The within named Ethel Mary Eke died on 7th July 1973

Memorandum: By a Conveyance dated 30th September 1967 and made between the within named Thomas William Eke and James Robert Eke ("the Vendors") (1) and Paul Jamie Miles ("the Purchaser") (2) the Vendors conveyed to the Purchaser a piece of land having a frontage to Norwich Road Clint Green Yaxham Norfolk having a frontage of 49 feet or thereabouts and a depth of 103 feet or thereabouts and shown edged red on the plan attached. The Vendors acknowledge the right of the Purchaser to the production of and to the delivery of copies of the within written Conveyance. A copy of the Conveyance of 30th September 1967 has been placed with the title Deeds



CERTIFIED COPY OF AN ENTRY OF AN ENTRY Pursuant to the Births and Deaths Registration Act 1953

DEATH		Entry No. 163
Registration district NORWICH	Administrative area	
Sub-district NORWICH	COUNTY BOROUGH OF NORWICH	
1. Date and place of death Seventh July 1973 West Norwich Hospital Norwich		
2. Name and surname Ethel Mary EKE		3. Sex Female.
		4. Maiden surname of woman who has married LODGE
5. Date and place of birth 18th August 1895 Mattishall Norfolk		
6. Occupation and usual address widow of James EKE Farmer Spring Lane Farm, Yaxham, Mibford and Launditch		
7. (a) Name and surname of informant Thomas William EKE		(b) Qualification Son
(c) Usual address Spring Lane Farm, Yaxham Norfolk		
8. Cause of death 1a Cerebrovascular disease Certified by C.R. Hartshorn BM		
9. I certify that the particulars given by me above are true to the best of my knowledge and belief. T. W. Eke Signature of informant		
10. Date of registration Ninth July 1973		11. Signature of registrar P.N. Sexton Registrar

16/8/79

Original certificate produced in our office and examined

Hood Vores 2 Allwood Church Street Dereham, Norfolk

Certified to be a true copy of an entry in a register in my custody.

P.N. DAVIES Registrar 9.7.73 Date

IK 630724

THIS DEED OF GIFT is made the *Twenty Eighth* day of *September* —
One thousand nine hundred and eighty eight BETWEEN
THOMAS WILLIAM EKE of Spring Lane Farm Yaxham near
Dereham Norfolk ("the Donor") of the one part and
JAMES ROBERT EKE of Spring Lane Farm aforesaid ("the
Donee") of the other part

WHEREAS

(a) THE parties hereto are seized of the property
hereinafter described as to part as beneficial joint
tenants as to a further part as beneficial tenants in
common and as to the remainder as the two Partners of
the Partnership of E.M. Eke and Sons

(b) THE Donor has retired from the said Partnership
and also wishes to enter into this Deed in respect of
the whole of the said property

NOW THIS DEED WITNESSES as follows:-

1. THE Donor hereby (a) releases and conveys unto
the Donee in respect of his estate and interest as beneficial
joint tenant and (b) hereby assigns unto the Donee in
respect of his share and interest either as beneficial
tenant in common or as Partner of the said Partnership
in respect in each case of ALL THAT Farmhouse, farm
and land known as Spring Lane Farm Yaxham in the
County of Norfolk ("the Farm") details of which are
given in the Schedule hereto which said farm is also
for identification purposes only shown edged red on
the plan annexed hereto

2. SO far as the same is necessary the Donor and the Donee hereby convey the farm unto the Donee TO HOLD the farm unto the Donee in fee simple discharged from all trusts for sale and provisions whether by Agreement or otherwise relating to the said Partnership

3. IT IS HEREBY CERTIFIED that this instrument falls within category L in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987

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

SCHEDULE

<u>SPRING LAND FARM</u>		<u>YAXHAM</u>	<u>DEREHAM</u>	<u>NORFOLK</u>
<u>OLD</u>		<u>NEW</u>		
<u>O.S. Nos.</u>	<u>ACREAGE</u>	<u>O.S. Nos.</u>		<u>ACREAGE</u>
157	2.115	5461		2.04
168	1.262	5751		1.32
169	1.890	6845		1.78
170	.560	7347		.64
227	1.634	8320		1.65
229)	1.904			
230)	1.669			
231)	1.795	0019		7.06
242)	1.647			
273	3.800	0003		3.86
233 pt	7.705	0045 pt		7.60
174	1.567	0058		1.55
177	1.320	0959		1.28
181	1.851	1663		1.84
182)	.490			
186)	1.732	2454		4.08
179)	1.796			
178	3.681	0947		3.64
196	3.847	1844		3.88

197	2.454	1335	2.54
195	2.318	2741	2.34
183	3.094	3469	3.10
184 pt	1.462	3663	1.52
235)	2.602		
239 pt)	1.145	2518	3.72
236	5.526	3127	5.52
262 pt	.040	2908 pt	.04
234 pt	6.000	1915 pt	6.00
	<hr/>		<hr/>
	66.906		67.00
	<hr/>		<hr/>

SIGNED SEALED and DELIVERED)

by the said THOMAS WILLIAM EKE)

in the presence of:-)

A. R. D. Eke
Charles Street
Deverham
Sturminster Newton

J. W. Eke

SIGNED SEALED and DELIVERED)

by the said JAMES ROBERT EKE)

in the presence of)

A. R. D. Eke
as above

J. R. Eke

Dated 28th September 1988

Memorandum : By a Grant of Easement made between the within named James Robert Eke (1) The Norfolk County Council (2) and The Norwich Diocesan Board of Finance Limited (3) the within named James Robert Eke granted to the Norfolk County Council an easement relating to (inter alia) the land comprised in the within written Deed of Gift and a copy of the Grant of Easement has been placed with this Deed.

T.W. EKE ESQ.,

TO

J.R. EKE ESQ.,

DEED OF GIFT
OF
INTEREST IN
SPRING LANE FARM YAXHAM NORFOLK

Messrs. Hood, Vores
& Allwood,
The Priory,
Church Street,
East Dereham,
Norfolk, NR19 1DW.

DATED 30th July 2002

Mr J R EKE

-and-

THE NORFOLK COUNTY COUNCIL

-and-

THE NORWICH DIOCESAN BOARD OF FINANCE LIMITED

GRANT OF AN EASEMENT

relating to Land
in the Parish of
Yaxham Norfolk

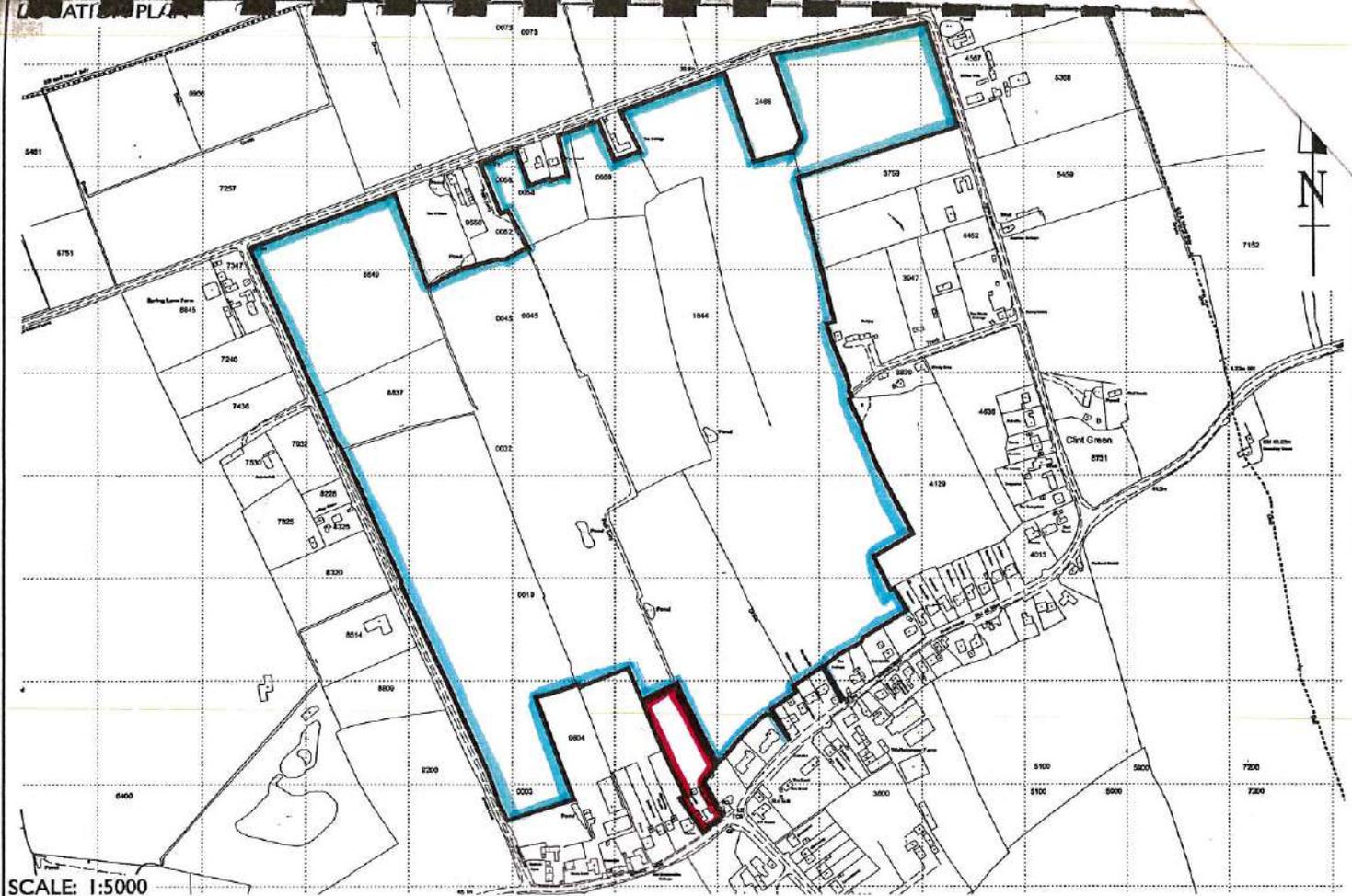
Norfolk County Council
County Hall
Martineau Lane
Norwich
NR1 2DH

RH/11026 (10350)
Easement/Yaxham VA School)
31/05/2002

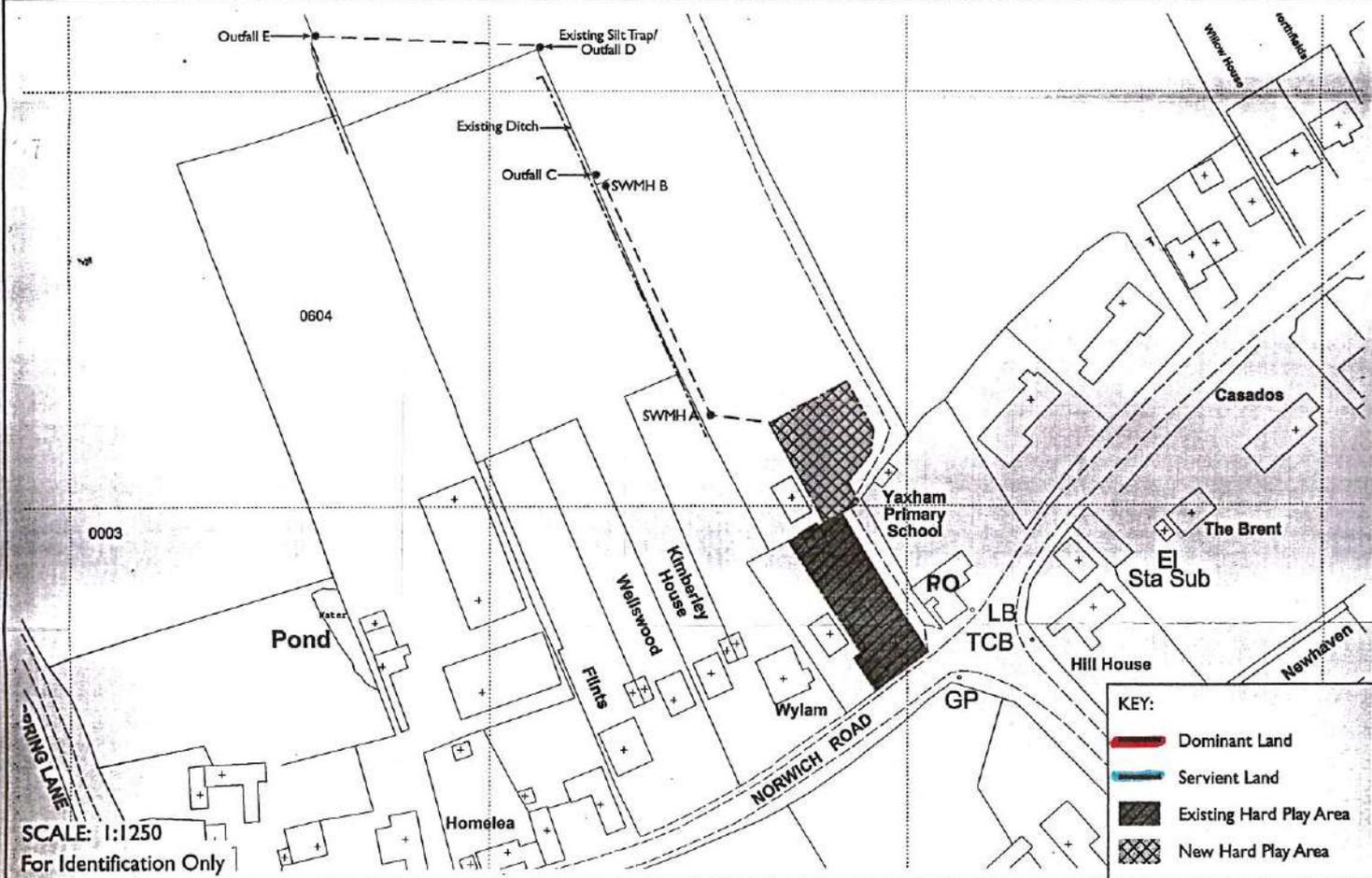
We hereby certify this to be a true
copy of the original Grant of Easement dated
the 30th day of July 2002

Hood Vores & Allwood
Hood Vores & Allwood
Solicitors

The Priory, Church Street,
Dereham, Norfolk. NR19 1DW



SCALE: 1:5000



SCALE: 1:1250
For Identification Only

<p>Plan No. 2/3750A</p>	<p>This Map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Norfolk County Council. Licence No: 076759. 2002.</p>	<p>NPS Property Consultants Ltd, on behalf of Norfolk County Council, County Hall, Martineau Lane, Norwich, NR1 2SF</p>	
<p>Scale as shown</p>	<p>THIS MAP IS TAKEN FROM ORDNANCE SURVEY DIGITAL DATA. NATIONAL GRID REFERENCE: TG.0209 1133</p>	<p>YAXHAM - Primary School Surface Drainage Easement</p>	
<p>Date: MAY 2002</p>	<p><i>J. R. Eke</i></p>	<p>Property Consultants Ltd</p>	

H.M. LAND REGISTRY

LAND REGISTRATION ACTS 1950 TO 1986

DEED OF GRANT

County and District: Norfolk : Breckland
Title Numbers: NK166482 and NK85545
Property: Land in Yaxham Norfolk
Date: 30th July 2002

1. DEFINITIONS

In this Deed the following expressions shall have the following meanings:-

<u>Expression</u>	<u>Meaning</u>
1.1 "the Grantor"	JAMES ROBERT EKE of Spring Farm Spring Lane Dereham Norfolk NR19 1 SA
1.2 "the Grantee"	THE NORFOLK COUNTY COUNCIL ("NCC") of County Hall Martineau Lane Norwich Norfolk and THE NORWICH DIOCESAN BOARD OF FINANCE LIMITED ("NDBF") a charitable company whose registered office is at Diocesan House 109 Dereham Road Easton Norwich Norfolk NR9 5ES
1.3 "the Dominant Land"	the land and buildings forming the Yaxham Church of England Voluntary Aided Primary School Norwich Road.

Yaxham Norfolk shown edged red on the Plan that part of which is shown cross hatched black on the Plan being in the freehold ownership of NCC and that part of which is shown hatched black being in the freehold ownership of NDBF and intended to be benefited by the grant of the Rights and each and every part of the Dominant Land which is capable of benefit by the grant

1.4 "the Drainage System"

the Existing Ditches and the Pipe and Outfalls

1.5 "the Existing Ditches"

the surface water drainage ditches now existing on and crossing parts of the Servient Land into which the surface water from the Dominant Land drains by virtue of the Rights

1.6 "the Pipe and Outfalls"

means the pipe shown as a dotted line on the Plan laid under and between the outfalls marked "Outfall D" and "Outfall E" thereon which have been constructed on part of the Servient Land by NCC (with the consent of the Grantor) through which

- the surface water from the Dominant Land drains by virtue of the Rights
- 1.7 "the Plan" the plan attached to this Deed
- 1.8 "the Rights" the rights details of which are set out in Clause 3 granted out of the Servient Land for the benefit of the Dominant Land
- 1.9 "the Servient Land" the land in the freehold ownership of the Grantor as the same is in part registered at H.M. Land Registry under the Title Numbers above and the remainder comprised in a Deed of Gift dated 28th September 1988 made between T W Eke (1) and the Grantor (2) and is shown for identification purposes only edged blue on the Plan
- 1.10 "the Grantor" & "the Grantee" shall have the meaning specified in Clause 1 and shall include their respective successors in title and persons deriving title under the Grantor and the Grantee respectively
- 1.11 If any party to this Deed is at any time more than one person the obligations and liabilities of the party in question shall be joint and several obligations and liabilities

1.12 Words importing one gender import any other gender words importing the singular import the plural and vice versa and any reference to a person includes a reference to a company authority board department or other body

2. **GRANT**

In consideration of TWO HUNDRED POUNDS paid by NCC to the Grantor the receipt of which the Grantor hereby acknowledges The Grantor with full title guarantee to the Servient Land grants to the Grantee for the benefit of the Dominant land and each and every part of it the Rights TO HOLD unto the Grantee in fee simple

3. **THE RIGHTS**

The Rights granted by Clause 2 are:

3.2 the right to drain surface water from the hard playing areas and school buildings constructed on the Dominant Land through the Drainage System

3.3 for the Grantee and its authorised agents contractors and workmen with or without plant and machinery to enter so much of the Servient Land as is necessary for the purposes of cleansing inspecting maintaining repairing relaying removing replacing and renewing the Drainage System such entry to be exercised by prior arrangement with the Grantor (except in cases of emergency) and using such routes as the Grantor acting reasonably may prescribe

4. **THE GRANTOR'S OBLIGATIONS**

The Grantor covenants with the Grantee to the intent and so as to bind the Servient Land into whosoever hands it may come and for the benefit and protection of the Dominant Land that the Grantor shall at all times hereafter observe and perform the following stipulations and restrictions in relation to the Servient Land:

4.1 not without the prior written consent of the Grantee:

4.1.1 to erect thereon any building structures or constructions of whatsoever nature

4.1.2 to deposit soil or materials

4.1.3 to excavate

4.1.4 to plant any deep rooted shrubs hedge or trees

in a manner or location which does or could adversely affect the operation of the Drainage System

4.2 not to knowingly do anything which may impede or interfere with the exercise of the Rights

5. **THE GRANTEE'S OBLIGATIONS**

The Grantee covenants with the Grantor it shall:

5.1 make good any physical damage caused to the Servient Land resulting from the exercise of the Rights by the Grantee to the reasonable satisfaction of the Grantor

5.2 pay reasonable compensation to any person affected for any *such* damage as mentioned above not capable of being made good

6. **INDEMNITY**

The Grantee covenants with the Grantor to keep him indemnified from and against any act loss damage or liability suffered by the Grantor (or arising out of the existence of the Drain or any escape therefrom or in the exercise of the Rights) in the exercise of the Rights

7. **PERPETUITIES**

It is agreed and declared that the Rights shall be exercisable only if its or their subject matter shall come into existence within the period of 80 years from the date hereof which shall be the perpetuity period applicable to this Deed

8. **REGISTRATION**

The Grantor and the Grantee apply to the Registrar to enter notice of the Rights in the Charges Register of title numbers NK166482 and NK85545

9. **ACKNOWLEDGEMENT**

The Grantor hereby acknowledges the right of the Grantee to the production and delivery of the Documents contained in the Schedule hereto and undertakes with the Grantee for the safe custody of the same

10. **CERTIFICATE OF VALUE**

It is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount of value of the aggregate amount or value of the consideration exceeds the amount of SIXTY THOUSAND POUNDS (£60,000)]

11. **HEADINGS**

The Clause headings do not form part of this Deed and shall not be taken into account in its construction or interpretation

12. **THIRD PARTY RIGHTS**

The parties intend that no person who is not a party to this Deed is to have the benefit of or be capable of enforcing any term of this Deed as a result of the Contracts (Rights of Third Parties) Act 1999

13. **DELIVERY**

The document is executed as a Deed and is delivered on the date stated at the beginning of this Deed

THE SCHEDULE

<u>Date</u>	<u>Document</u>	<u>Parties</u>
1-4-1965	Deed of Gift	E.M. Eke (1) T.W. Eke and The Grantor (2)
7-8-1969	Conveyance	PR's of A.F. Mallet (1) T.W. Eke and The Grantor (2)
15-9-1975	Conveyance	F.A. King (1) T.W. Eke and The Grantor (2)
2-5-1985	Conveyance	L.G. Bowles (1) T.W. Eke and The Grantor (2)
8-2-1985	Conveyance	L.G. Bowles (1) T.W. Eke and The Grantor (2)
29-8-1988	Deed of Gift	T.W. Eke (1) The Grantor (2)

SIGNED as a Deed
by the said
JAMES ROBERT EKE
in the presence of:-

J R Eke
SRE

Signature *J R Eke*
Address *Willow Farm*
Yeoctham
E. DEREHAM
Occupation *Farmer*

THE COMMON SEAL of THE
NORFOLK COUNTY COUNCIL
was hereunto affixed
in the presence of:-



Keir Munn

HEAD OF LAW

THE COMMON SEAL of THE
NORWICH DIOCESAN BOARD OF FINANCE LIMITED
was hereunto affixed
in the presence of:-



a Member

Eric D Barrett
Clifford Street

the Secretary

[Signature]

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

BE IT KNOWN that **JAMES ROBERT EKE**

of **Spring Lane Farm Spring Lane Yaxham Dereham Norfolk NR19 1SA**

died on the **7th** day of **April 2017**
domiciled in **England and Wales**

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

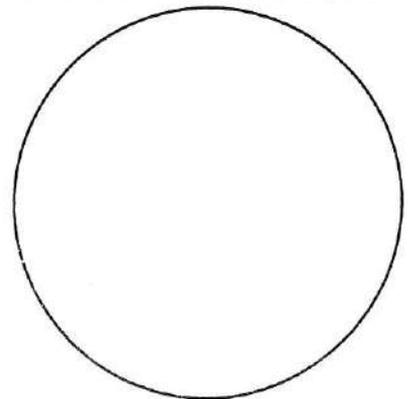
ELLEN MAUD EKE of **Spring Lane Farm Spring Lane Yaxham Dereham Norfolk NR19 1SA**

and **SHERYL CHRISTINE ANNE MELDRAM** of **Rosetta 18 Dereham Road Mattishall Dereham Norfolk NR20 3NL**

We hereby certify this to be a true
copy of the *Grant of Probate* dated
the *31st* day of *January* 20 *18*
Spire Solicitors LLP
.....
Spire Solicitors LLP
The Priory, Church Street
Dereham, Norfolk NR19 1DW

It is hereby certified that it appears from information supplied on the application for this grant that the gross value of the said estate in the United Kingdom amounts to £982,341 and the net value of such estate amounts to £972,103

DATED the **31st** day of **January 2018**



DISTRICT REGISTRAR / PROBATE OFFICER

Extracted by SPIRE SOLICITORS LLP (Ref: TNW/kar/Eke dcd/E12438-0021) The Priory Church Street
Dereham Norfolk NR19 1DW

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

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

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

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

The chargors name, in any entry revealed, is printed exactly as it is recorded in the index. Symbols included with name(s) e.g. (*) (+) are used for internal purposes only.

The information taken from the index is identified by code numbers as follows:

- (1) Type of entry. Official reference number. Date of registration.
- (2) Short description of the land.
- (3) Parish, place or district.
- (4) County.
- (5) Additional information regarding the entry e.g. Priority Notice only or Pursuant to Priority Notice No
- (6) The title, trade, or profession of the chargor.
- (7) Chargors address.

If this certificate relates to a search applied for in form K16 (Application for an Official Search (Bankruptcy Only)) the word BANKRUPTCY is printed against COUNTY OR COUNTIES. Other entries in the register of pending actions or the register of writs and orders may be revealed. Bankruptcy entries can be distinguished from these by the suffix (B).

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

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

LAND CHARGES ACT, 1972.
CERTIFICATE OF THE RESULT OF SEARCH

Form **K18**

CERTIFICATE No.
05836227D

CERTIFICATE DATE
14 AUG 2018

PROTECTION ENDS ON
05 SEP 2018

It is hereby certified that an official search in respect of the undermentioned particulars has been made in the index to the registers which are kept pursuant to the Land Charges Act 1972. The result of the search is shown below.

PARTICULARS SEARCHED			
COUNTY OR COUNTIES	NORFOLK.		
NAME(S) Particulars of Charge	PERIOD	Fees	
THOMAS WILLIAM*EKE*	1965-1988		
NO SUBSISTING ENTRIES			
JAMES ROBERT*EKE*	1965-2018		
(1) C(IV) NO. 97458 DATED 4 AUG 2004			
(2) LAND ABUTTING NORWICH ROAD YAXHAM AND FORMIN G PART PARCEL NO 4013 ON OS SHEET NO TG0211			
(3) BRECKLAND NORFOLK			
----- END OF SEARCH -----			
<p><i>We hereby certify that the (iv) land charge mentioned above does not relate to or affect lots 7 & 8 being land at Cutthroat Lane and Spring Lane Yaxham</i></p> <p align="center"><i>Spire Solicitors LLP</i></p> <p align="center">Spire Solicitors LLP The Priory, Church Street Dereham, Norfolk NR19 1DW</p>			
APPLICANT'S REFERENCE SKM/E13438/22/EKE	KEY NUMBER 8280987	AMOUNT DEBITED	4.00
Spire Solicitors LLP 5217 Norwich		Please address any enquiries to:- HM Land Registry Land Charges Department PO Box 292, Plymouth, PL5 9BY DX No. 8249 Plymouth 3 TEL : (0300) 006 6616 FAX : (0300) 006 6699 IMPORTANT PLEASE READ THE NOTES IN THE LEAD PAGE.	

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

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

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

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

The chargors name, in any entry revealed, is printed exactly as it is recorded in the index. Symbols included with name(s) e.g. (*) (+) are used for internal purposes only.

The information taken from the index is identified by code numbers as follows:

- (1) Type of entry. Official reference number. Date of registration.
- (2) Short description of the land.
- (3) Parish, place or district.
- (4) County.
- (5) Additional information regarding the entry e.g. Priority Notice only or Pursuant to Priority Notice No
- (6) The title, trade, or profession of the chargor.
- (7) Chargors address.

If this certificate relates to a search applied for in form K16 (Application for an Official Search (Bankruptcy Only)) the word BANKRUPTCY is printed against COUNTY OR COUNTIES. Other entries in the register of pending actions or the register of writs and orders may be revealed. Bankruptcy entries can be distinguished from these by the suffix (B).

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

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

LAND CHARGES ACT, 1972.
 CERTIFICATE OF THE RESULT OF SEARCH

Form **K18**

CERTIFICATE No.
05307227D

CERTIFICATE DATE
14 AUG 2018

PROTECTION ENDS ON
05 SEP 2018

It is hereby certified that an official search in respect of the undermentioned particulars has been made in the index to the registers which are kept pursuant to the Land Charges Act 1972. The result of the search is shown below.

PARTICULARS SEARCHED			
COUNTY OR COUNTIES	NORFOLK.		
NAME(S) :Particulars of Charge	PERIOD	Fees	
ETHEL MARY*EKE*	1946-1973		
NO SUBSISTING ENTRIES			
THOMAS WILLIAM*EKE*	1973-1988		
NO SUBSISTING ENTRIES			
JAMES ROBERT*EKE*	1973-2018		
(1) C(IV) NO. 97458 DATED 4 AUG 2004			
(2) LAND ABUTTING NORWICH ROAD YAXHAM AND FORMING PART PARCEL NO 4013 ON OS SHEET NO TG0211			
(3) BRECKLAND NORFOLK			
----- END OF SEARCH -----			
<p><i>We hereby certify that the C(IV) land charge revealed above does not relate to DV office lots 7 & 8 being land at Cuttrose Lane and Yaxham</i></p> <p align="center"><i>Spire Solicitors LLP</i></p> <p align="center">Spire Solicitors LLP The Priory, Church Street Dereham, Norfolk NR19 1DW</p>			
APPLICANT'S REFERENCE SKM/E12438/22/EKE	KEY NUMBER 8280987	AMOUNT DEBITED	6.00
Spire Solicitors LLP 5217 Norwich		Please address any enquiries to:- HM Land Registry Land Charges Department PO Box 292, Plymouth, PL5 9BY DX No. 8249 Plymouth 3 TEL: (0300) 006 6616 FAX: (0300) 006 6699 IMPORTANT PLEASE READ THE NOTES IN THE LEAD PAGE.	

Transfer of portfolio of titles (whole or part)

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. This form should only be used where the same transferor transfers **all the titles** to the same transferee.

Enter 'U' in column 1 if the land is unregistered.

In column 2 enter 'W' for a transfer of whole of a registered title, or 'P' for a transfer of part of a registered title. Leave blank if the land is unregistered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue' in column 3. For transfers of part you must either attach a plan and state the reference used to identify the land transferred, for example 'edged red' or refer to an existing reference on the transferor's title plan. Any attached plan must be signed by the transferor.

In column 4 include information that cannot conveniently be included in another panel, such as whether the title is freehold or leasehold, apportioned

consideration, differing title guarantees.

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

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** of the persons to be shown as registered proprietors.

1 Title number of the property	(W) or (P)	Property	Other information
NK358005	W	Land on the West side of Spring Lane, Yaxham, Norfolk	
	P	Land at Spring Lane, Yaxham, Norfolk	shown edged red on the attached plan
2 Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:			
3 Date: 15 th August 2018			
4 Transferor: ELLEN MAUD EKE & SHERYL CHRISTINE ANNE MELDRAM <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:			
5 Transferee for entry in the register: SHERYL CHRISTINE ANNE MELDRAM			

appropriate where the company. Also, for an company, unless an with HM Land Registry either a certificate in Form module 3 to the Land Registration 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.

For UK incorporated companies/LLPs
 Registered number of company or limited liability partnership including any prefix:

For overseas companies
 (a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

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 applies, insert an appropriate memorandum in panel 11.

Place 'X' in any box that applies.

Add any modifications.

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

6	Transferee's intended address(es) for service for entry in the register: Rosetta, 18 Dereham Road, Mattishall, Dereham, Norfolk, NR20 3NL
7	The transferor transfers the property in panel 1 to the transferee
8	Consideration <input type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures): £0.00 <input checked="" type="checkbox"/> The transfer is not for money or anything that has a monetary value <input type="checkbox"/> Insert other receipt as appropriate:
9	The transferor transfers with <input checked="" type="checkbox"/> full title guarantee <input type="checkbox"/> limited title guarantee
10	Declaration of trust. The transferee is more than one person and <input type="checkbox"/> they are to hold the Property on trust for themselves as joint tenants <input type="checkbox"/> they are to hold the Property on trust for themselves as tenants in common in equal shares

...ssary.

... will enter a Form A
... in the register *unless*:
... 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.

they are to hold the Property on trust:

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 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.

11 Additional provisions

Definitions:

Rights granted for the benefit of the property

Rights reserved for the benefit of other land



...covenant.

Include words of covenant.

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

Restrictive covenants by the transferee

Restrictive covenants by the transferor:

Other

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 (e.g. for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 10 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 3.

12 Execution

Signed as a deed by ELLEN MAUD EKE in the presence of:

Signature
E. M. Eke

Signature of witness *[Signature]*

Name (in BLOCK CAPITALS) *Tony Williams*

Address *The Priory, Church Street, Dereham, Norfolk, NR9 1DW*

Signed as a deed by SHERYL CHRISTINE ANNE MELDRAM in the presence of:

Signature
Sheryl Meldram

Signature of witness *[Signature]*

Name (in BLOCK CAPITALS) *Tony Williams*

Address *The Priory, Church Street, Dereham, Norfolk, NR9 1DW*

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

SPECIAL CONDITIONS OF SALE FOR

LOT 8

Land off Spring Lane, Yaxham, Dereham

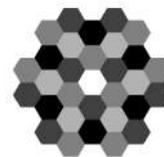
1. "The property" is the freehold property comprising 0.59 hectares of land at Spring Lane, Yaxham shown edged red on the plan annexed to the Particulars of Sale and marked Lot 8.
2. "The Seller" is Sheryl Christine Anne Meldram of Rosetta 18 Dereham Road Mattishall Dereham Norfolk NR20 3NL
3. The property is sold subject to the RICS Common Auction Conditions (Edition 4) ("the Auction Conditions") so far as they are not inconsistent with the following conditions.
4. The contract rate of interest under the Standard Conditions shall be 5% above the Base Rate of National Westminster Bank PLC from time to time in force.
5. 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.
6. The deposit shall be held as agent for the Seller and Standard Conditions 2.2.5 and 2.2.6 shall not apply.
7. The property is sold with vacant possession on completion.
8. The sale shall be completed on the later of 27th November 2018 or 10 working days from the date the Seller produces confirmation to the Buyer of the registration of the property at the Land Registry with title absolute.
9. The Seller sells with full title guarantee.
- 10.1 The Seller's title having been available for inspection at the offices of Spire Solicitors LLP prior to auction it shall be deemed to have been accepted by the Buyer and no requisitions shall be raised.
- 10.2 The Transfer to the Seller of title number NK358005 is in the process of being registered at the Land Registry. The Seller will take all necessary steps to ensure that the registration is concluded as expeditiously as possible and will keep the Buyer advised of any requisitions raised by the Land Registry and the steps being taken to deal with them.
11. 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.
12. The Buyer acknowledges that:
 - 12.1 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; and
 - 12.2 this agreement contains the entire agreement between the parties
 - 12.3 he has inspected the property and purchases it with full knowledge of its actual state and condition and takes the property as it stands

13. On completion, the Buyer shall reimburse the Seller the cost of all searches undertaken by the Seller prior to this auction .
14. The sale of the property is subject to a reserve price and the right of the Seller by herself or through her 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 of the property shall be in the form annexed.

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.

Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number NK358005

Edition date 02.05.2007

This official copy shows the entries on the register of title on 20 SEP 2018 at 15:35:36.

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 23 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 : BRECKLAND

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the West side of Spring Lane, Yaxham.

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 (02.05.2007) PROPRIETOR: JAMES ROBERT EKE of Spring Lane Farm, Yaxham, Dereham, Norfolk NR19 1SA.
- 2 (02.05.2007) The value as at 2 May 2007 was stated to be under £40,000.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

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

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

There is an/are application(s) pending in HM Land Registry and if we have only completed the mapping work for a pending application affecting the title concerned, such as a transfer of part:

- additional colour or other references, for example 'numbered 1', may appear on the title plan (or be referred to in the certificate of inspection in form CI), but may not yet be mentioned in the register
- colour or other references may also have been amended or removed from the title plan (or not be referred to in form CI), but this may not be reflected in the register at this stage.

This official copy is issued on 23 October 2018 shows the state of this title plan on 20 September 2018 at 15:35:36. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

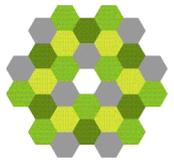
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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

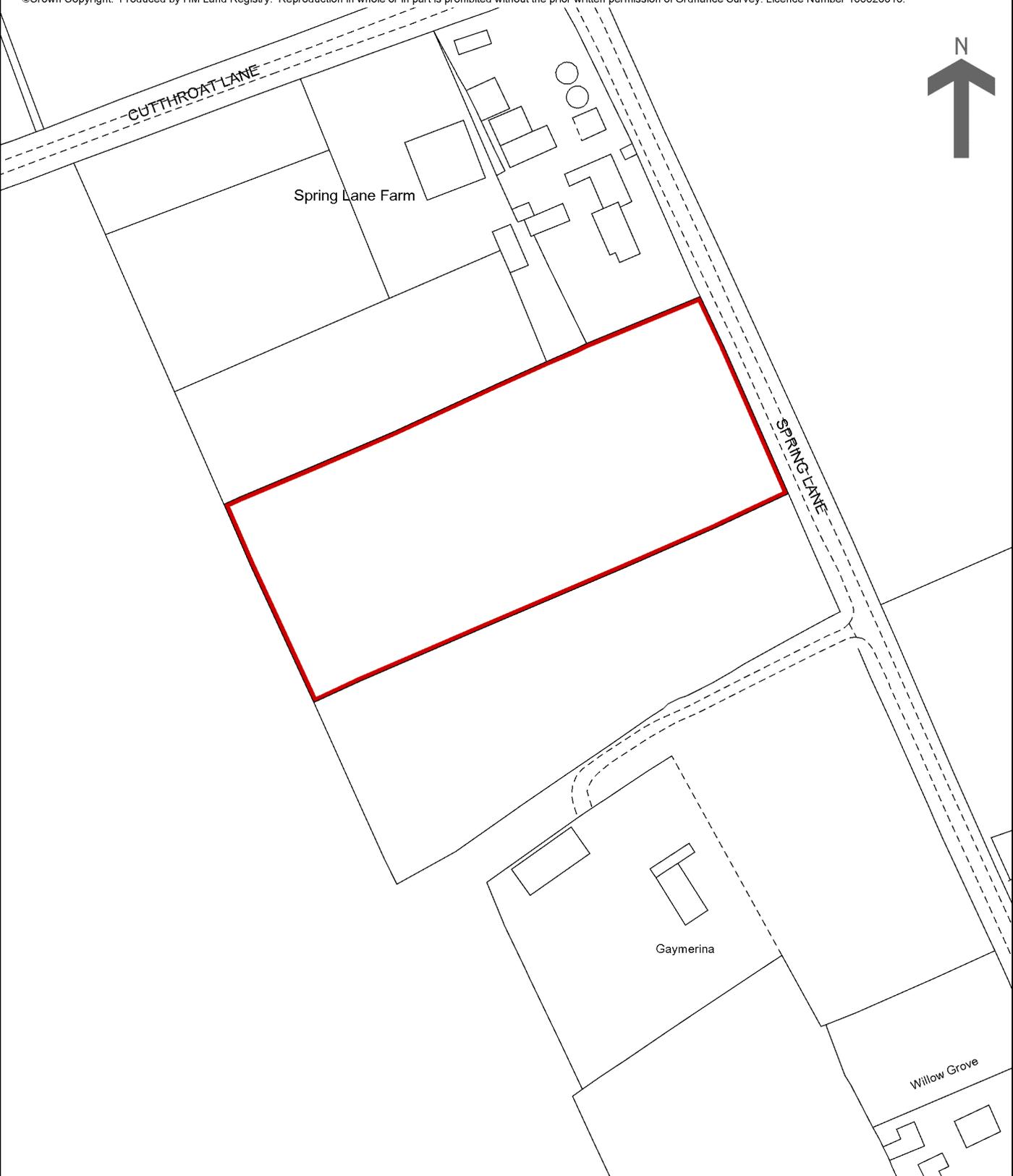
HM Land Registry

Official copy of title plan

Title number **NK358005**
Ordnance Survey map reference **TG0111SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Norfolk : Breckland**



©Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



**LOCAL LAND CHARGES SEARCH
SCHEDULE TO OFFICIAL CERTIFICATE OF SEARCH**

Index

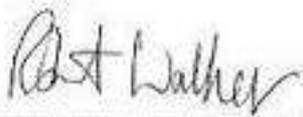
Ref : CLW/M27427-3-7/51057
Meldram

Compass House
16B Lynn Road
Snettisham
Norfolk
PE31 7PT

Search Ref	1885/19	Date	12-10-18
-------------------	---------	-------------	----------

Search Address	Land adjacent to Spring Lane/Cutthroat Lane Yaxham Dereham Norfolk NR19 1SA
-----------------------	---

No. of Registrations	See attached schedule
-----------------------------	-----------------------


Signed
Peter Walker
Paper Officer

BRECKLAND COUNCIL
LOCAL LAND CHARGES ACT 1975
SCHEDULE TO SEARCH

PART 3 (b) OF REGISTER: Other planning charges			
1 Description of charge (including reference to appropriate statutory provision)	2 Originating Authority	3 Place where relevant documents may be inspected	4 Date of Registration
The property is within an area of Special Control defined by the County Council under Section 31 of the Town and Country Planning Act 1947, continued in force by Regulation 26 of the Control of Advertisement Regulation 1969. (The current regulations governing the Display of Advertisements in an Area of Special Control are the Town and Country Planning Act (Control of Advertisements) Regulations 1992.)	Norfolk County Council	Elizabeth House Walpole Loke Dereham Norfolk NR19 1EE	11.10.61

PART 4 OF REGISTER: Miscellaneous Charges			
1 Description of charge (including reference to appropriate statutory provision)	2 Originating Authority	3 Place where relevant documents may be inspected	4 Date of Registration
Order of the County Council declaring Highway to be a New Street, Section 30 Public Health Act 1925 (continued in force by Paragraph 10(2) of the 23 rd Schedule to the Highways Act 1980).	Norfolk County Council		1.7.39

PART 10 OF REGISTER: Listed buildings charges Planning (Listed Buildings and Conservation Areas) Act 1990 S.1			
1 Description of charge	2 Originating Authority	3 Place where relevant documents may be inspected	4 Date of Registration
None			

**REPLIES TO STANDARD ENQUIRIES
OF LOCAL AUTHORITY CON29 (2016)**

Index

Ref : CLW/M27427-3-7/51057
Meldram

Compass House
16B Lynn Road
Snettisham
Norfolk
PE31 7PT

Search Ref	1885/19	Date	12-10-18
Search Address	Land adjacent to Spring Lane/Cutthroat Lane Yaxham Dereham Norfolk NR19 1SA		
Box C	CUTTHROAT LANE		

PLANNING AND BUILDING DECISIONS AND PENDING APPLICATIONS

(The planning application history includes all planning data from 1st April, 1974, when Breckland District Council was formed. The Building Control history is revealed for the last 15 years.)

- 1.1. (a) None
(b) None
(c) None
(d) None
(e) None
(f) None
(g) None
(h) None
(i) None
(j) None
(k) None
(l) Breckland Council does not maintain information relating to this enquiry

PLANNING DESIGNATIONS AND PROPOSALS

- 1.2. (b) There are no specific proposals or land use designations covering this property/area in the adopted Breckland Local Development Framework Core Strategy & Development Control Policies Document (December 2009).

Informative: This reply reflects policies or proposals in any existing development plan and in any formally proposed alteration or replacement plan, but does not include policies contained in planning guidance notes. The East of England Plan was adopted with effect from 12 May 2008. The Norfolk Structure Plan, Minerals Local Plan, Waste Local Plan and Breckland District Local Plan expired on 27 September 2007 except for those policies saved by direction from the Secretary of State under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004, and in the case of the Norfolk Structure Plan those saved policies which were not replaced by the subsequent publication of the East of England Plan.

Copies of relevant documents can be obtained from Land Charges on 01362 656279 or Building Control Tele 01362 656246 Breckland Council Elizabeth House Walpole Loke Dereham Norfolk NR19 1EE or DX 743950 DEREHAM 2, Fax 01362 656771

ROADWAYS, FOOTWAYS AND FOOTPATHS

- 2.1. (a) Spring Lane & Cutthroat Lane are publicly maintainable within the meaning of the Highways Act 1980.
(b) None
(c) None
(d) None

Informative: If a road, footpath or footway is not a 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.

PUBLIC RIGHTS OF WAY

- 2.2. No

2.3. No

2.4. No

2.5. Not applicable

LAND REQUIRED FOR PUBLIC PURPOSES

3.1. No

LAND TO BE ACQUIRED FOR ROAD WORKS

3.2. No

DRAINAGE MATTERS

3.3. (a) Not known
(b) Not known
(c) Not known

NEARBY ROAD SCHEMES

3.4. (a) No
(b) No
(c) No
(d) No
(e) No
(f) No

NEARBY RAILWAY SCHEMES

3.5. (a) No
(b) No

TRAFFIC SCHEMES

- 3.6.
- (a) No
 - (b) Not as far as is known
 - (c) Not as far as is known
 - (d) Not as far as is known
 - (e) Not as far as is known
 - (f) Not as far as is known
 - (g) Not as far as is known
 - (h) None by Norfolk County Council
 - (i) Not as far as is known
 - (j) Not as far as is known
 - (k) Not as far as is known
 - (l) Not as far as is known

OUTSTANDING NOTICES

- 3.7.
- Replies from Building Control
None
- Replies from Private Sector Housing
- (a) Not as far as is known
 - (b) Not as far as is known
 - (c) Not as far as is known
 - (d) Not as far as is known
 - (e) Not as far as is known
 - (f) Not as far as is known
- Replies from Environmental Health
- (a) Not as far as is known
 - (b) Not as far as is known
 - (c) Not as far as is known
 - (d) Not as far as is known
 - (e) Not as far as is known
 - (f) Not as far as is known
- Replies from Norfolk County Council Highways Department
- (e) No
 - (g) 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 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)

CONTRAVENTION OF BUILDING REGULATIONS

- 3.8. None

NOTICES, ORDERS, DIRECTIONS & PROCEEDINGS UNDER PLANNING ACTS

- 3.9.
- (a) No
 - (b) No
 - (c) No
 - (d) No
 - (e) No
 - (f) No
 - (g) No
 - (h) No
 - (i) No
 - (j) No
 - (k) No
 - (l) No
 - (m) No
 - (n) No

COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 3.10.
- (a) No
 - (b) If yes, do any of the following subsist in relation to the property or has a local authority decided to issue, serve, make or commence any of the following:-
 - (i) Not applicable
 - (ii) Not applicable
 - (iii) Not applicable
 - (iv) Not applicable
 - (v) Not applicable
 - (vi) Not applicable
 - (c) Not applicable
 - (d) Not applicable
 - (e) Not applicable
 - (f) Not applicable
 - (g) Not applicable
 - (h) Not applicable

CONSERVATION AREA

- 3.11.
- (a) No
 - (b) No

COMPULSORY PURCHASE

- 3.12. No

CONTAMINATED LAND

- 3.13. (a) No
(b)(i) No
(b)(ii) No
(c) No

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

RADON GAS

- 3.14. No. It is in an area where less than 1% of homes are estimated to be at or above the Action Level of 200 Bq/m³.

Informative: "Radon Affected Area" means a part of the country with a 1% probability or more of present or future homes being above the Action Level. Such areas are designated by the Health Protection Agency which also advises Government on the numerical value of the "Radon Action Level" (the recommended maximum radon concentration for present homes expressed as an annual average concentration in the home. Radon concentrations above the Action Level should be reduced below it and become as low as reasonably practicable).

The areas are identified from radiological evidence and are periodically reviewed by the Health Protection Agency or its predecessor the National Radiation Protection Board. Existing homes in Affected Areas should have radon measurements. The present owner should say whether the radon concentration has been measured in the property; whether the result was at or above the Action Level and if so whether remedial measures were installed and whether the radon concentration was re-tested to assess the effectiveness of the remedy.

Radon prevention measures are not required for any new buildings in Breckland Council's district. For new properties the builder and/or the owners of properties built after 1988 should say whether protective measures were incorporated in the construction of the property.

Further information on radon, including an indicative version of the Radon Affected Areas map, the associated health risks and common questions and answers is available on the Health Protection Agency (HPA) web site (<http://www.hpa.org.uk/radiation/radon/index.htm>). Alternatively, information can be requested from HPA by telephone (0800 614529 (24h) or 01235 822622(D/T)) or by writing to Radon Studies, Health Protection Agency, Radiation Protection Division, Chilton, Didcot, Oxon, OX11 0RQ.

ASSETS OF COMMUNITY VALUE

- 3.15. (a) No
(i) Not Applicable
(ii) Not Applicable
(iii) Not Applicable
(iv) Not Applicable
(v) Not Applicable
(b)
(i) Not Applicable
(ii) Not Applicable
(iii) Not Applicable

Robert Walker

Signed

Prayer Officer

Informative:

The above replies relate only to the specific matters listed in each paragraph of Standard Enquiries. For their scope, please read through the CON 29 "Required" Enquiries carefully and do not rely on paragraph headings.

General Informatives:

In responding to this form submitted officially to the Council for completion, the Council has inspected all relevant original documentation, statutory registers, public documents, committee reports and other information held by the Council necessary to provide the necessary responses to the questions. This statement does not apply to question 3.13 in respect of which the response has been provided from information provided by the Health Protection Agency (HPA) <http://www.hpa.org.uk/radiation/radon/index.htm> .

Breckland District Council maintains a contract of Insurance with an Insurer.

The search report has been carried out on behalf of the Proper Officer to the Council and has been signed by him/her. All enquiries relating to any issues or errors arising from this report should be sent to Land Charges Department, Breckland District Council, Elizabeth House, Walpole Loke, Dereham, Norfolk NR19 1EE

Details of the Council's complaints procedure is contained on the Council's website: www.breckland.gov.uk.



Order Reference:G2375419-1
Produced on:03 October 2018



COMMERCIALDW Drainage and Water Enquiry

The information in this document refers to:

Land Adjacent to and to the North
Spring Lane
Yaxham
Dereham
NR19 1SA

This document was ordered by:

Index Property Information
Compass House
16B Lynn Road
Snettisham
PE31 7PT

Customer reference: CLW/M27427-3-7/51057
Meldram

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: G2375419-1.

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 01 October 2018 and completed on 03 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.

Osprey House, 1 Percy Road, Huntingdon
Cambridgeshire, PE29 6SZ
DX 123730 Huntingdon 6
Tel: 0800 085 8050
Fax: 01480 323890
www.geodesys.com

Join the search party!



We're celebrating 20 years of excellence.

As a leading conveyancing search company, we've every reason to celebrate. We've been delivering searches for 20 years, evolving to meet market requirements and offering a unique and insightful service to our customers.

The result? Indispensable peace of mind, whether your transaction is local, regional or further afield.

We're also raising a glass to our growing range of online services, adding simplicity and accuracy to your ordering process.

Here's to the next 20 years!

Geodesys. All you need to know.

For more information call **0800 085 8050** or email customer.services@geodesys.com

www.geodesys.com



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 1.11 kilometres to the North East of the property. The name of the sewage treatment works is MATTISHALL 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 138.300000mg/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	138.300000	345.800000	24.200000	34.600000	19.400000	3.500000

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.

COMMERCIALDW

Appendix 2: 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 your 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

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.

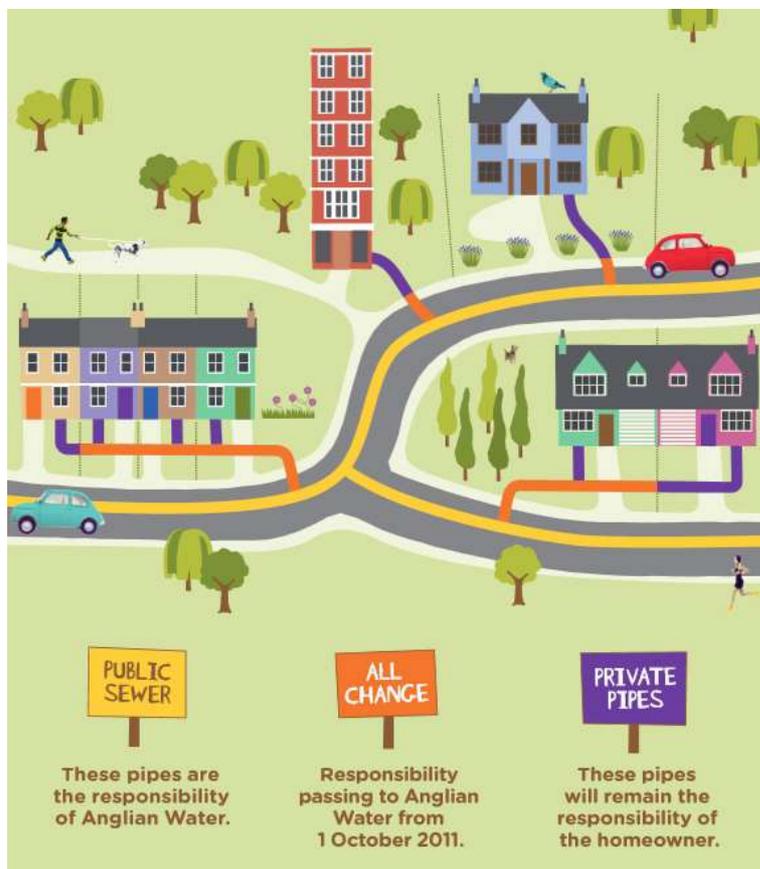
If the problem is with a section of pipe that takes water from more than one property and connected to the public sewer system, it is the responsibility of Anglian Water. Please contact the team on 03457 145 145.

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

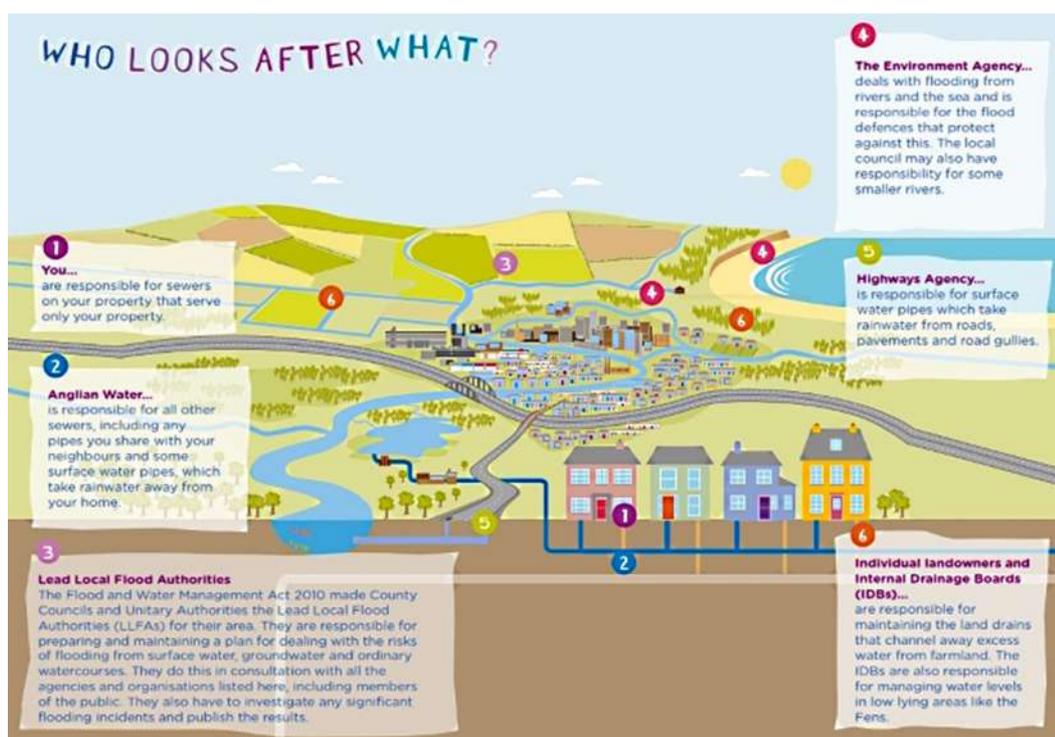
Water and sewerage queries, interruption to services and emergencies

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

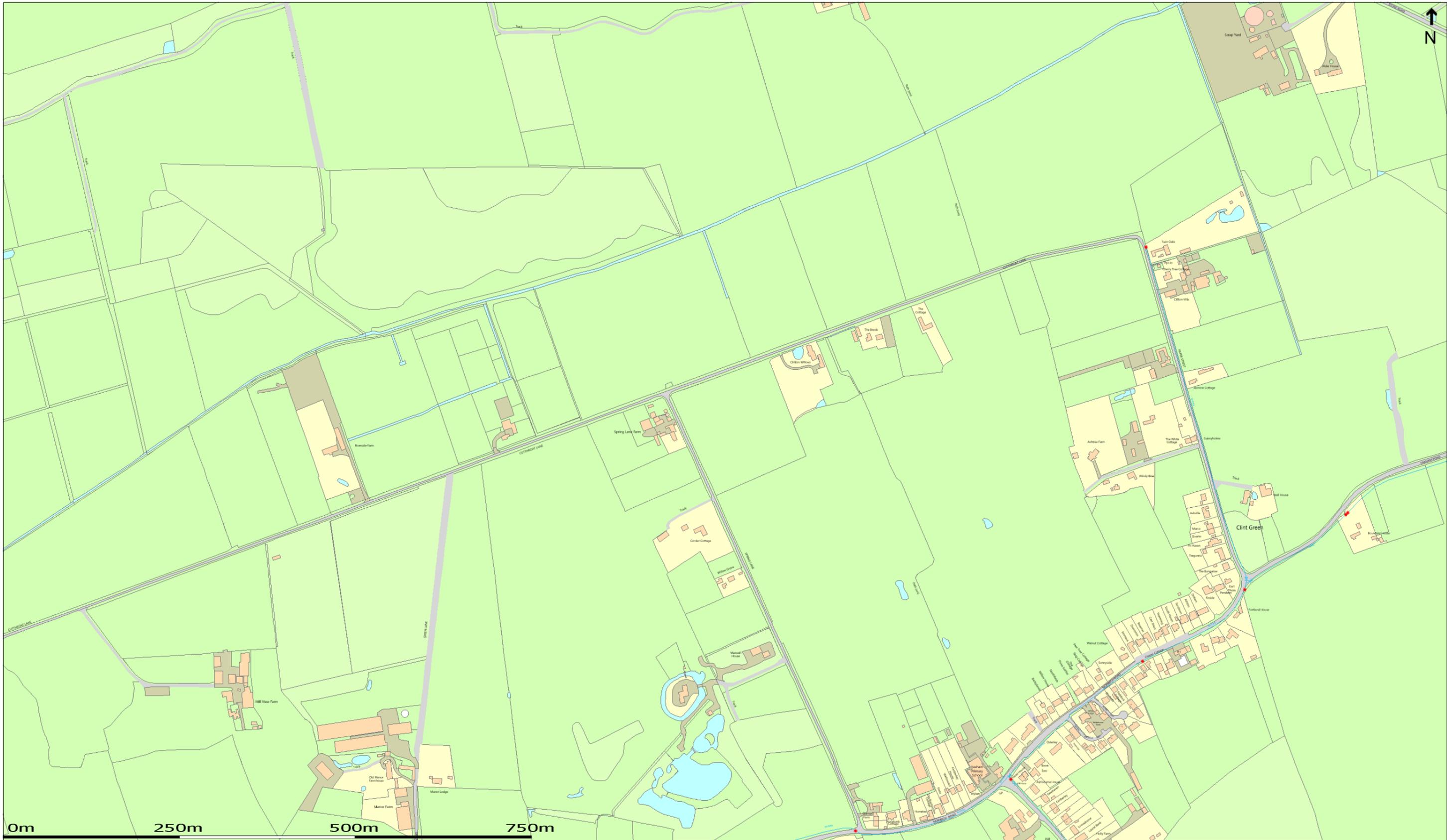
If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOS).

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.



(c) Crown copyright and database rights 2018 Ordnance Survey 100022432

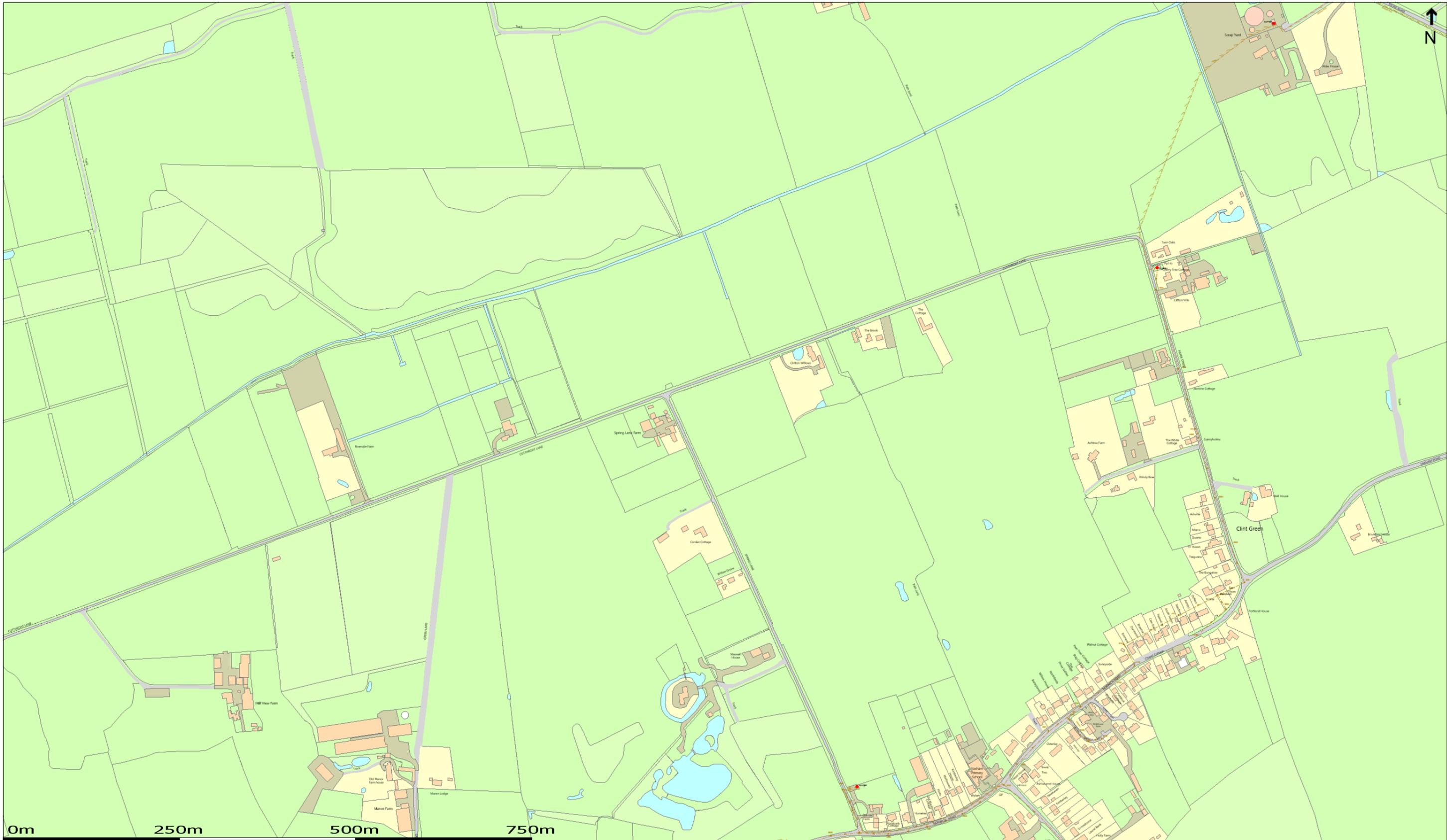
Date: 02/10/18 Scale: 1:5000 Map Centre: 601821,311484 Title: G2375419-1

COMMERCIALDW
DRAINAGE AND WATER ENQUIRY

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



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.



(c) Crown copyright and database rights 2018 Ordnance Survey 100022432

Date: 02/10/18 Scale: 1:5000 Map Centre: 601821,311484 Title: G2375419-1

COMMERCIALDW
DRAINAGE AND WATER ENQUIRY

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

-  Decommissioned Sewer
(colour denotes effluent type)
-  Private Sewer
(colour denotes effluent type)
-  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
-  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
Stalham Public Water Supply Zone (NE13)**

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 very 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)
129.2	323	22.481	32.3	18.346	3.23

(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.

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	2	0	0	0	0
Coliform bacteria	0	No. per 100 ml	3	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	2	<0.164	<0.164	<0.164	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	2	<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	2	<0.068	<0.068	<0.068	0
Bromate	10	µg/l	2	<0.35	<0.49	0.63	0
Cadmium	5	µg/l	1	<0.007	<0.007	<0.007	0
Chloride	250	mg/l	2	109	111	113	0
Chlorine (free)	No legal Limit	mg/l	3	0.27	0.35	0.43	0
Chlorine (total)	No legal Limit	mg/l	3	0.36	0.49	0.65	0
Chromium	50	µg/l	1	<0.673	<0.673	<0.673	0
Colour	20	mg/l	1	0.4	0.4	0.4	0
Conductivity	2500	µS/cm @ 20 °C	2	753	755	756	0
Copper	2	mg/l	1	0.042	0.042	0.042	0
Cyanide	50	µg/l	2	<1	<1	<1	0
Fluoride	1.5	mg/l	2	0.314	0.314	0.314	0
Hardness (total) as calcium	No legal Limit	mg/l	3	123.6	129.2	134	0
Iron	200	µg/l	1	<7	<7	<7	0
Lead	10	µg/l	1	<0.16	<0.16	<0.16	0
Manganese	50	µg/l	1	<1	<1	<1	0
Mercury	1	µg/l	2	<0.029	<0.029	<0.029	0
Nickel	20	µg/l	1	0.8	0.8	0.8	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
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	2	565	567	569	0
Selenium	10	µg/l	1	<0.35	<0.35	<0.35	0
Sodium	200	mg/l	1	48.4	48.4	48.4	0
Solvents (tetrachloroethane and trichloroethene)	10	µg/l	2	0	0	0	0
Sulphate	250	mg/l	2	76.9	79.6	82.3	0
Temperature	No legal Limit	°C	3	6.8	7.6	8.6	0
Tetrachloromethane	3	µg/l	2	<0.1	<0.1	<0.1	0
Total organic carbon (TOC)	No abnormal change	mg/l	2	1.18	1.23	1.27	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		

Screening Report

Contaminated Land

ACCEPTABLE RISK



Assessed potential for environmental risk associated with this property:

Low

Address:

LAND ADJACENT AND TO THE NORTH OF SPRING LANE, YAXHAM, DEREHAM, NR19 1SA

Groundsure Reference:

Index-5490805

Date:

1 Oct 2018

Your Reference:

CLW/M27427-3-7/51057 Meldram

Grid Reference:

601733,311403

Written By:

E Denyer MSc AIEMA

Reviewed By:

K Jones MSci (Hons) FGS

The following opinion is provided by Groundsure on the basis of the information available at the time this report was produced.

Statutory or Third Party Action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

Unlikely

Banking Security

Does the property represent Acceptable Banking Security from an environmental perspective?

Yes

Environmental Liability

Is there a risk that the property value may be impacted due to environmental liability issues?

Unlikely

Recommendations

None required.

Consultancy Opinion

Current Land Use

Groundsure has been advised by the client (or their advisers) that the property is currently undeveloped open land.

Proposed Land Use

Groundsure has not been advised by the client (or their advisers) of the proposed use of the property. Groundsure has therefore made a best judgement based on the available information that the property is likely to continue in its current format.

On-site Potentially Contaminative Issues

No potentially contaminative land uses have been identified at the study site.

Off-site Potentially Contaminative Issues

No potentially contaminative land uses have been identified in proximity to the study site.

Potentially Vulnerable Receptors

Potentially vulnerable receptors have been identified including:

Human health: Site users and residents of nearby dwellings with gardens

Aquifer – Superficial:	Secondary A On Site Secondary (undifferentiated) On Site
Aquifer - Bedrock:	Principal On Site
Source Protection Zones (SPZ) within 100m:	None
Confined Aquifer SPZ within 50m:	None
Abstractions – Potable (within 2000m):	1370m W
Abstractions – Groundwater (within 200m):	11m NW
Abstractions – Surface Water (within 200m):	None
Surface Water Features (within 50m):	River Tudd 2m N Drain 1m E Drain 5m W
Designated sites:	Special Areas of Conservation adjacent N Special Scientific Interest adjacent N
Notes:	None

Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability.

Please refer to the Groundsure Risk Assessment Methodology contained within this report.

Further Information

Environmental Consultancy

If you would like any further assistance regarding this report, please contact the Groundsure Helpline on 08444 159 000 to discuss the findings free of charge.

Phase 1 Environmental Risk Assessment

If you would like to undertake a Phase 1 Environmental Risk Assessment, Groundsure would be pleased to provide you with a quotation for this more detailed assessment of the property. The cost of the Phase 1 would include a discount to reflect the entire cost of the report already undertaken. Whilst quotes are provided on a site-specific basis, these reports generally start from approximately £1,200+VAT. Please note that a Phase 1 report will often be required to support planning applications.

Environmental Insurance

Environmental insurance may be available for the subject property. Please contact Groundsure for further details.

Additional Matters

The following additional risk issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Site-specific Features

This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.

Asbestos

The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.

Infilled Land

No issues identified.

Flooding

The property lies within 25m of an area at risk of flooding as identified in the Environment Agency/Natural Resources Wales RoFRaS database.

Natural Ground Subsidence

The BGS has identified a moderate potential for Natural Ground Instability. A prudent purchaser may wish to seek further advice on this matter from a suitably qualified surveyor or engineer.

BGS Non-Coal Mining

The BGS has identified that occasional minor past underground mining may have occurred but of restricted extent in the near vicinity of the property. Further details can be found in Section 11 of this report.

Radon

No issues identified.

Radon Protection

No issues identified.

Coal Mining

No issues identified.

Unexploded Ordnance (UXO)

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO encountered throughout Britain to this day, particularly during construction and redevelopment works. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

Aerial Photograph of Study Site

N



S

Address: LAND ADJACENT AND TO THE NORTH OF SPRING LANE, YAXHAM, DEREHAM, NR19 1SA

Grid Reference: 601733,311403

Size of Site: 1.98 ha

Aerial Photograph Capture Date: 08-May-2016

Aerial photography supplied by Getmapping PLC.

© Copyright Getmapping PLC 2017. All Rights Reserved.

Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Report Section	Number of records found within (x) m of the study site			
1. Historical Industrial Sites	On-site	0-50m	51-250m	
1.1 Potentially Contaminative Uses	0	0	0	
	On-site	0-50m	51-100m	
1.2 Historical Tank Database	0	0	0	
1.3 Historical Energy Features Database	0	0	0	
1.4 Historical Petrol and Fuel Site Database	0	0	0	
1.5 Historical Garage and Motor Vehicle Repair Database	0	0	0	
1.6 Potentially Infilled Land	0	0	0	
2. Environmental Permits, Incidents, and Registers	On-site	0-50m	51-250m	251-500m
2.1 Records of historical IPC Authorisations	0	0	0	0
2.2 Records of Part A(1) and IPPC Authorised Processes	0	0	0	0
2.3 Records of Water Industry Referrals	0	0	0	0
2.4 Records of Red List Discharge Consents	0	0	0	0
2.5 Records of List 1 Dangerous Substances Inventory Sites	0	0	0	0
2.6 Records of List 2 Dangerous Substance Inventory Sites	0	0	0	0
2.7 Records of Part A(2) and Part B Activities	0	0	0	0
2.8 Records of Category 3 or 4 Radioactive Substance Licences	0	0	0	0
2.9 Records of Licensed Discharge Consents	0	0	1	0
2.10 Records of Planning Hazardous Substance Consents	0	0	0	0
2.11 Dangerous or Hazardous Sites	0	0	0	0
2.12 Environment Agency/Natural Resources Wales Recorded Pollution Incidents	0	0	0	Not searched
2.13 Records of National Incidents Recording System, List 1	0	0	0	Not searched
2.14 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

3. Landfill and other Waste Sites						
	On-site	0-50m	51-250m	251-500m	501-1000m	1000-1500m
3.1 Environment Agency/Natural Resources Wales Active Landfill Sites	0	0	0	0	0	Not Searched
3.2 Environment Agency/Natural Resources Wales Historical Landfill Sites	0	0	0	0	0	0
3.3 BGS/DoE Non-Operational Landfill Sites	0	0	0	0	0	0
3.4 Landfills from Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.5 Operational and Historical Waste Treatment, Transfer or Disposal Sites	0	0	0	0	Not Searched	Not Searched
3.6 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	0	0	0	1	0
4. Current Land Uses						
	On-site	0-50m	51-250m	251-500m	501-1000m	1000-1500m
4.1 Current Industrial Sites	0	0	2			Not searched
4.2 Petrol and Fuel Sites	0	0	0			0
4.3 National Grid High Voltage Underground Electricity Transmission Cables	0	0	0			0
4.4 National Grid High Pressure Gas Transmission Pipelines	0	0	0			0
5. Geology						
	Description					
5.1 Artificial Ground and Made Ground	Not present beneath the study site					
5.2 Superficial Geology	Present beneath the study site					
5.3 Bedrock Geology	Please see the detailed findings section					
6. Hydrogeology and Hydrology						
	On-site	0-50m	51-250m	251-500m	501-1000m	1001-2000m
6.1 Aquifer within Superficial Deposits	2	0	0	1	Not searched	Not searched
6.2 Aquifer within Bedrock Deposits	1	0	0	0	Not searched	Not searched
6.3 Groundwater Abstraction Licences	0	1	1	0	8	Not searched
6.4 Surface Water Abstraction Licences	0	0	0	0	0	Not searched
6.5 Potable Water Abstraction Licences	0	0	0	0	0	1
6.6 Source Protection Zones	0	0	0	0	Not searched	Not searched

6. Hydrogeology and Hydrology

	On-site	0-50m	51-250m	251-500m	501-1000m	1001-2000m
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 River Quality Records	No	No	No	No	No	0
6.9 Ordnance Survey MasterMap Water Network	4	22	64	106	Not searched	Not searched
6.10 Surface Water Features	3	2	20	Not searched	Not searched	Not searched

7. Flooding

7.1 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating	High
7.2 Flood Defences	Not present within 250m
7.3 Areas benefiting from Flood Defences	Not present within 250m
7.4 Areas used for Flood Storage	Not present within 250m
7.5 Groundwater Flooding Susceptibility Areas	Potential at surface
7.6 Groundwater Flooding Confidence	High

8. Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250m	251-500m	501-1000m	1001-2000m
8.1 Records of Sites of Special Scientific Interest (SSSI)	1	0	1	2	1	0
8.2 Records of National Nature Reserves	0	0	0	0	0	0
8.3 Special Areas of Conservation (SAC)	1	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Local Nature Reserves	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.9 Records of National Parks	0	0	0	0	0	0
8.10 Records of Green Belt Land	0	0	0	0	0	0
8.11 Records of Ancient Woodland	0	0	0	0	0	2

9. Additional Information

	On-site	0-50m	51-250m	250-500m
9.1 Ofcom Siterfinder Mobile Phone Mast Records	0	0	0	0

9. Additional Information	On-site	0-50m	51-250m	250-500m
---------------------------	---------	-------	---------	----------

9.2 Mobile Phone Mast Planning Records	0	0	0	0
9.3 Pylons and Electricity Transmission Lines	0	0	0	0

10. Natural Hazards

10.1 Risk of Natural Ground Subsidence	Moderate
10.2 Risk of Shrink Swell	Low
10.3 Landslide Hazard Rating	Very Low
10.4 Soluble Rocks Hazard Rating	Very Low
10.5 Compressible Ground Hazard Rating	Moderate
10.6 Collapsible Rocks Hazard Rating	Very Low
10.7 Running Sand Hazard Rating	Low
10.8 Radon Potential On-site	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
10.9 Radon Protection Measures On-site	No radon protective measures are necessary for new properties or extensions to existing ones (as described in publication BR211 by the Building Research Establishment)

11. Mining

11.1 Coal Mining	No
11.2 Non-Coal Mining	Non-Coal Mining areas present within 50m
11.3 Brine Affected Areas	No Brine Affected Areas present within 75m

Using This Report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. This search is conducted using radii of up to 250m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure underground oil and gas pipelines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on groundwater vulnerability, soil leaching potential, abstraction licenses, Source Protection Zones (SPZ) and river quality. These searches are conducted using radii of up to 2000m. Please note that private water abstraction licences for less than 20m³ per day are not included in this section but may be available from the Local Authority.

7. Flooding

Provides information on tidal/fluvial flooding, events, surface water (pluvial) flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Green Belt, Designated Ancient Woodland and World Heritage Sites. These searches are conducted using radii of up to 2000m.

9. Additional Information

Provides information on records of mobile phone transmitters, potential sites of OfCom telecommunication masts and overhead transmission lines up to 500m.

10. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon.

11. Mining

Provides information on areas of coal mining, non-coal mining and brine extraction.

12. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

Groundsure Risk Assessment Methodology

Environmental Risk Framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the contaminant-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as "Contaminated Land" in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010, the Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015 in England and the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 in Wales.

This report does not contain a detailed Conceptual Site Model as required in the National Planning Policy Framework, however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to Groundsure, whilst others are provided by recognised bodies including the Environment Agency/Natural Resources Wales, British Geological Survey, Public Health England, Local Authorities, etc. Groundsure may also have been provided with further details regarding the site by the client and / or his advisers. In the absence of such, Groundsure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report Groundsure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the local authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

Contaminant - Pathway - Receptor Definitions

Sources of contamination include:

- Historical on-site and historical off-site sources
- Current on-site and current off-site sources

Pathways comprise:

- Mechanisms facilitating "receptor" exposure to contaminative "sources"

Receptors include:

- Human health i.e. site users, adjacent site users
- Controlled Waters i.e. groundwater, surface water
- Habitats and biodiversity
- Property, buildings and infrastructure

Environmental Risk Assessment Definitions

Acceptable Environmental Risk: Significant potential environmental liabilities have not been identified

In Need of Further Assessment: Significant potential environmental liabilities have been identified

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

Does the property represent Acceptable Banking Security from an environmental risk perspective?

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

Groundsure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

Is there a risk that the property value may be impacted due to environmental liability issues?

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?

Low: There are unlikely to be significant environmental liabilities associated with the property.

Low-Moderate: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and assessment under certain circumstances e.g. redevelopment.

Moderate: Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

Moderate-High: Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

High: Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

1 Historical Industrial Sites

1.1 Potentially Contaminative Uses

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 250m of the search centre: 0

1.2 Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 100m of the search centre: 0

Database searched and no data found.

1.3 Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 100m of the search centre: 0

Database searched and no data found.

1.4 Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 100m of the search centre: 0

Database searched and no data found.

1.5 Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 100m of the search centre: 0

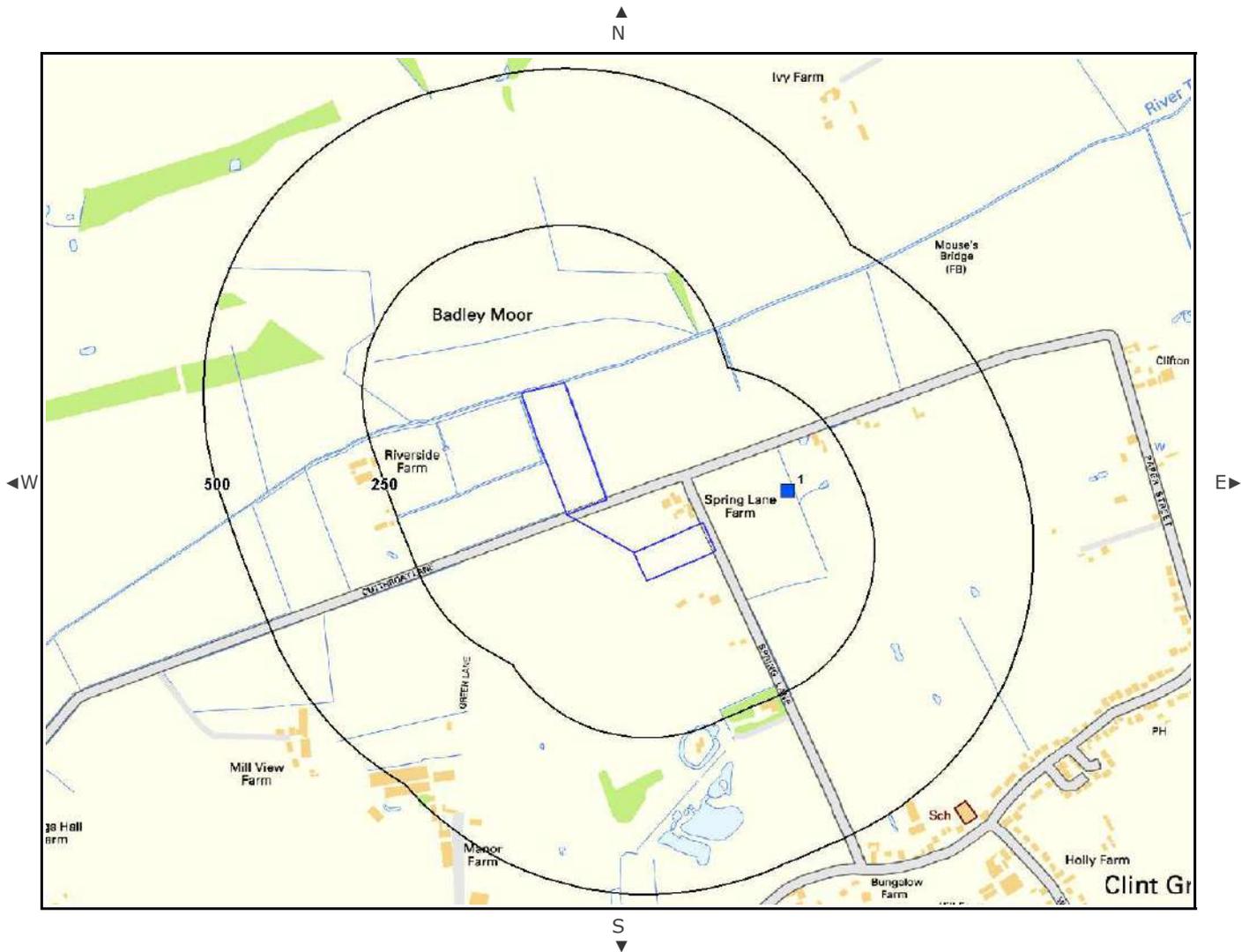
Database searched and no data found.

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 0

Database searched and no data found.

2 Environmental Permits, Incidents and Registers



© Crown copyright and database rights 2017.
Ordnance Survey licence 100035207.

- | | | | | | |
|---|--------------------|---|-------------------------------|---|--|
|  | Site Outline |  | Recorded Pollution Incident |  | Radioactive Consents (Lower Risk) |
|  | Search Buffers (m) |  | Dangerous Substances (List 1) |  | Part A(1) Authorised Processes & Historic IPC Authorisations |
|  | |  | Dangerous Substances (List 2) |  | Part A(2) and Part B Authorisations |
| | |  | Water Industry Referrals |  | Sites Determined as Contaminated Land |
| | |  | Licensed Discharge Consents |  | COMAH / NIHHS Sites |
| | |  | Red List Discharge Consents |  | Hazardous Substance Consents & Enforcements |

2 Environmental Permits, Incidents and Registers

2.1 Records of historical IPC Authorisations

Records of historical IPC Authorisations within 500m of the study site: 0

Database searched and no data found.

2.2 Records of Part A(1) and IPPC Authorised Processes

Records of Part A(1) and IPPC Authorised Processes within 500m of the study site: 0

Database searched and no data found.

2.3 Records of Water Industry Referrals

Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 0

Database searched and no data found.

2.4 Records of Red List Discharge Consents

Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0

Database searched and no data found.

2.5 Records of List 1 Dangerous Substances Inventory Sites

Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0

Database searched and no data found.

2.6 Records of List 2 Dangerous Substance Inventory Sites

Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 0

Database searched and no data found.

2.7 Records of Part A(2) and Part B Activities

Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 0

Database searched and no data found.

2.8 Records of Category 3 or 4 Radioactive Substance Licences

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 0

Database searched and no data found.

2.9 Records of Licensed Discharge Consents

Records of Licensed Discharge Consents within 500m of the study site: 1

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	Details
1	143.0	NE	Address: WILLOW FARM, CUT THROAT LANE, YAXHAM, NORFOLK, NR19 1QZ Effluent Type: UNSPECIFIED Permit Number: PR4LF168 Permit Version: 1 Receiving Water: Soakaway Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 08/08/1985 Effective Date: 08-Aug-1985 Revocation Date: 01/10/1996

2.10 Records of Planning Hazardous Substance Consents

Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site: 0

Database searched and no data found.

2.11 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site: 0

Database searched and no data found.

2.12 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

Records of National Incidents Recording System, List 2 within 250m of the study site: 0

Database searched and no data found.

2.13 Records of National Incidents Recording System, List 1

Records of National Incidents Recording System, List 1 within 250m of the study site: 0

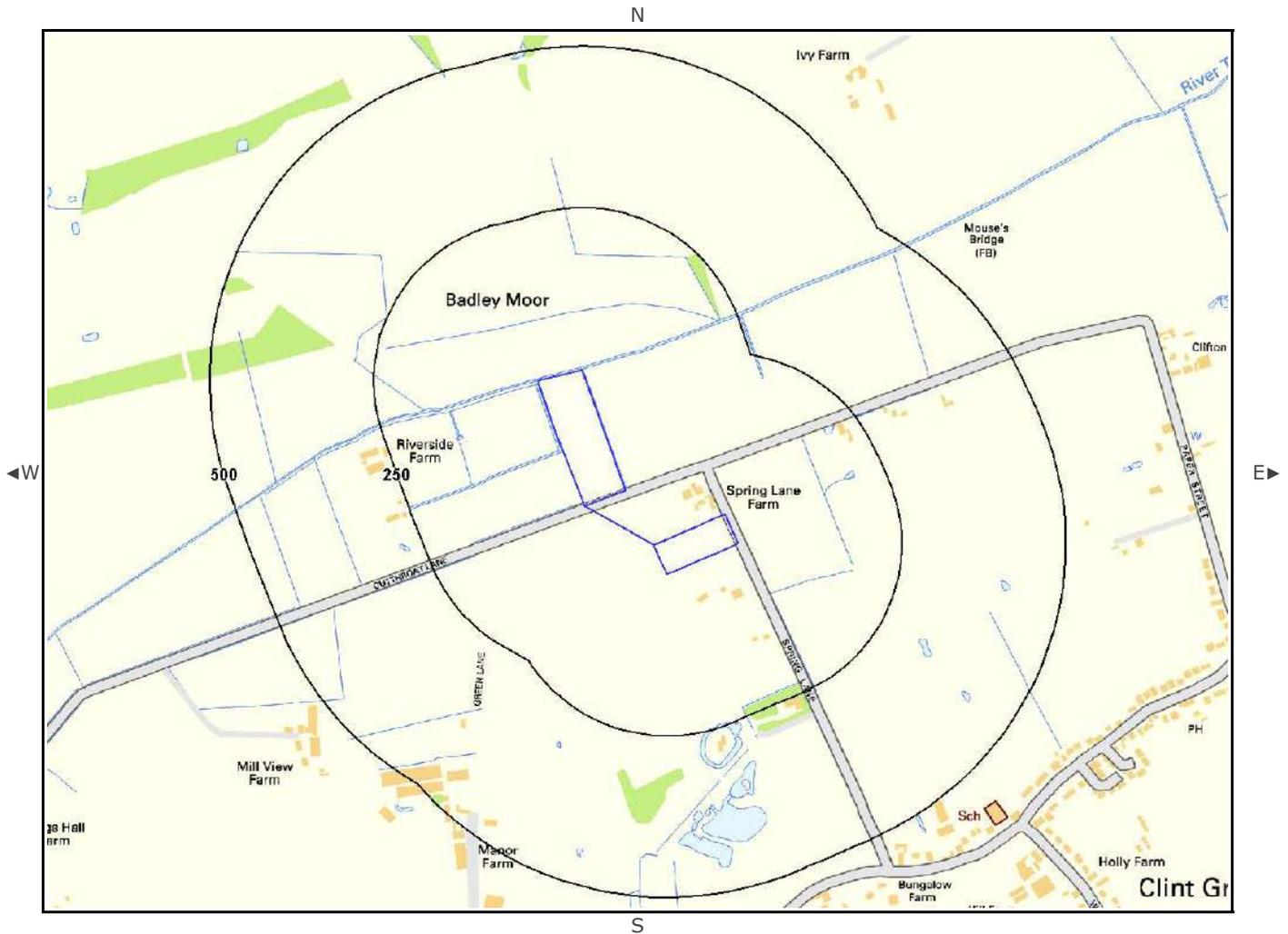
Database searched and no data found.

2.14 Sites Determined as Contaminated Land under Part 2A EPA 1990

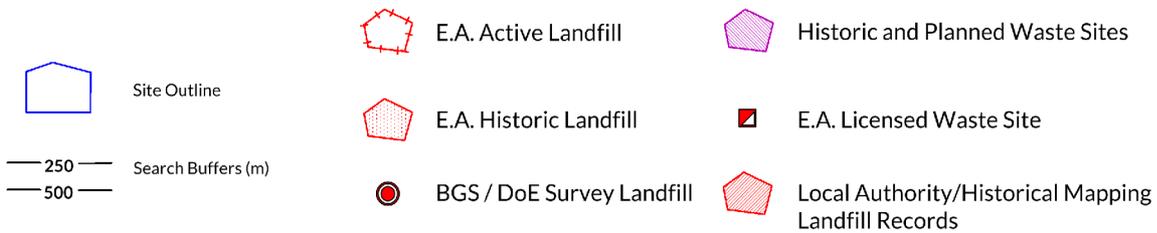
How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site? 0

Database searched and no data found.

3 Landfill and other Waste Sites



© Crown copyright and database rights 2017.
Ordnance Survey licence 100035207.



3 Landfill and other Waste Sites

3.1 Environment Agency/Natural Resources Wales Active Landfill Sites

Records of Environment Agency/Natural Resources Wales active landfill sites within 1000m of the study site: 0

Database searched and no data found.

3.2 Environment Agency/Natural Resources Wales Historical Landfill Sites

Records of Environment Agency/Natural Resources Wales historical landfill sites within 1500m of the study site: 0

Database searched and no data found.

3.3 BGS/DoE Non-Operational Landfill Sites

Records of BGS/DoE non-operational landfill sites within 1500m of the study site: 0

Database searched and no data found.

3.4 Landfills from Local Authority and Historical Mapping Records

Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site: 0

Database searched and no data found.

3.5 Operational and Historical Waste Treatment, Transfer or Disposal Sites

Records of operational and historical waste treatment, transfer or disposal sites within 500m of the study site: 0

Database searched and no data found.

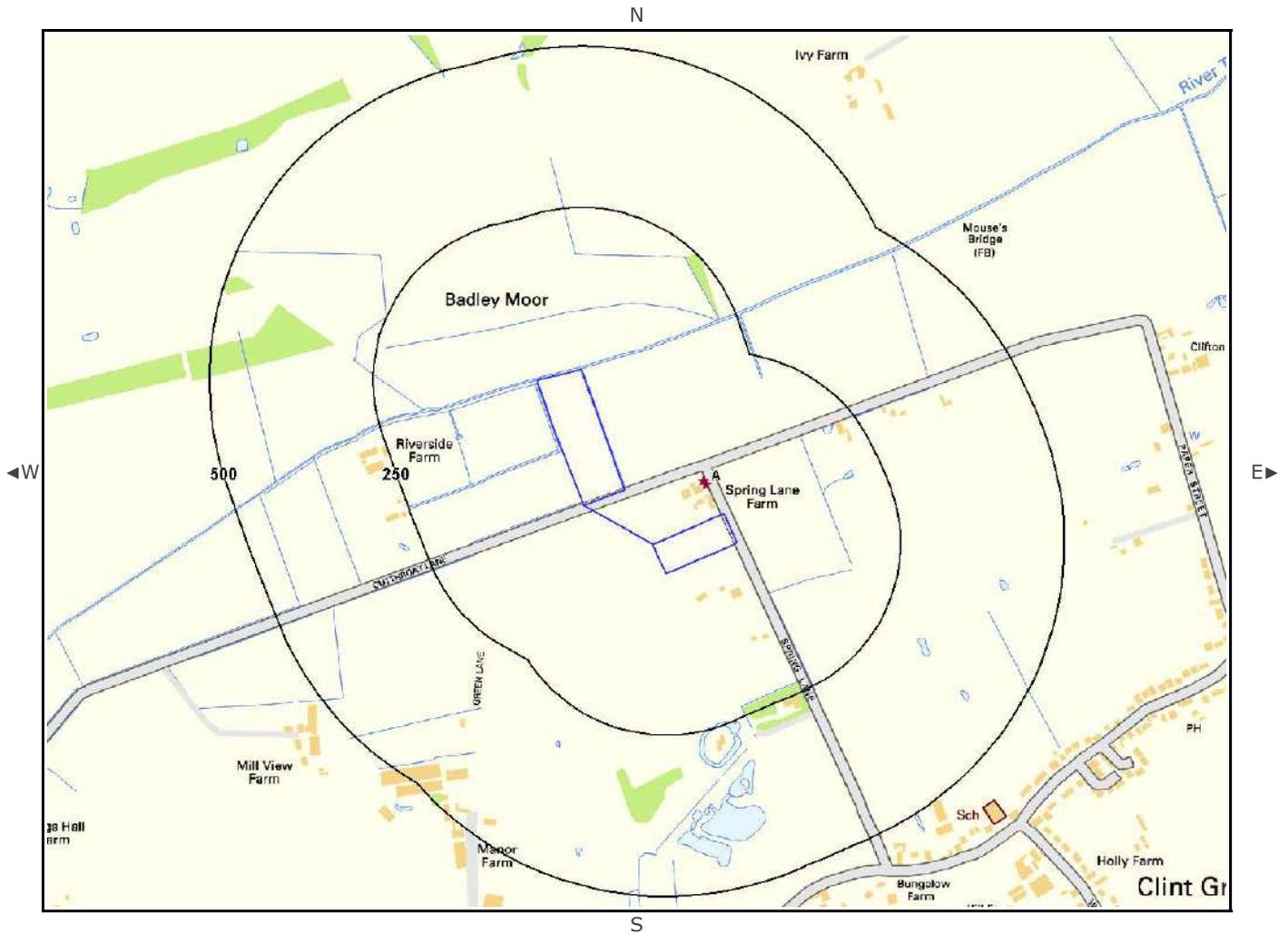
3.6 Environment Agency/Natural Resources Wales Licensed Waste Sites

Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site: 1

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	Details
Not shown	995.0	NE	Site Address: Alder House, Stone Road, Mattishall, Dereham, Norfolk, NR20 3PG Type: ELV Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WAR003 Operator: Warmer Phillip Surrendered Date: - Waste Management licence No: 71365 Annual Tonnage: 2499.0 Issue Date: 19/10/2004 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Phillip Warmer Car Spares Cancelled Date: - Correspondence Address: -

4 Current Land Use



© Crown copyright and database rights 2017.
Ordnance Survey licence 100035207.



4 Current Land Uses

4.1 Current Industrial Sites

Records of potentially contaminative industrial sites within 250m of the study site: 2

The following records are represented as points on the Current Land Uses map:

ID	Distance (m)	Direction	Company	Address	Activity	Category
1A	52.0	NW	Silo	NR19	Hoppers and Silos	Farming
2A	59.0	NW	Silo	NR19	Hoppers and Silos	Farming

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site: 0

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site: 0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

5 Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.2 Superficial Geology

The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
RTD1-XSV	RIVER TERRACE DEPOSITS, 1	SAND AND GRAVEL
LOFT-DMTN	LOWESTOFT FORMATION	DIAMICTON
ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

5.3 Bedrock Geology

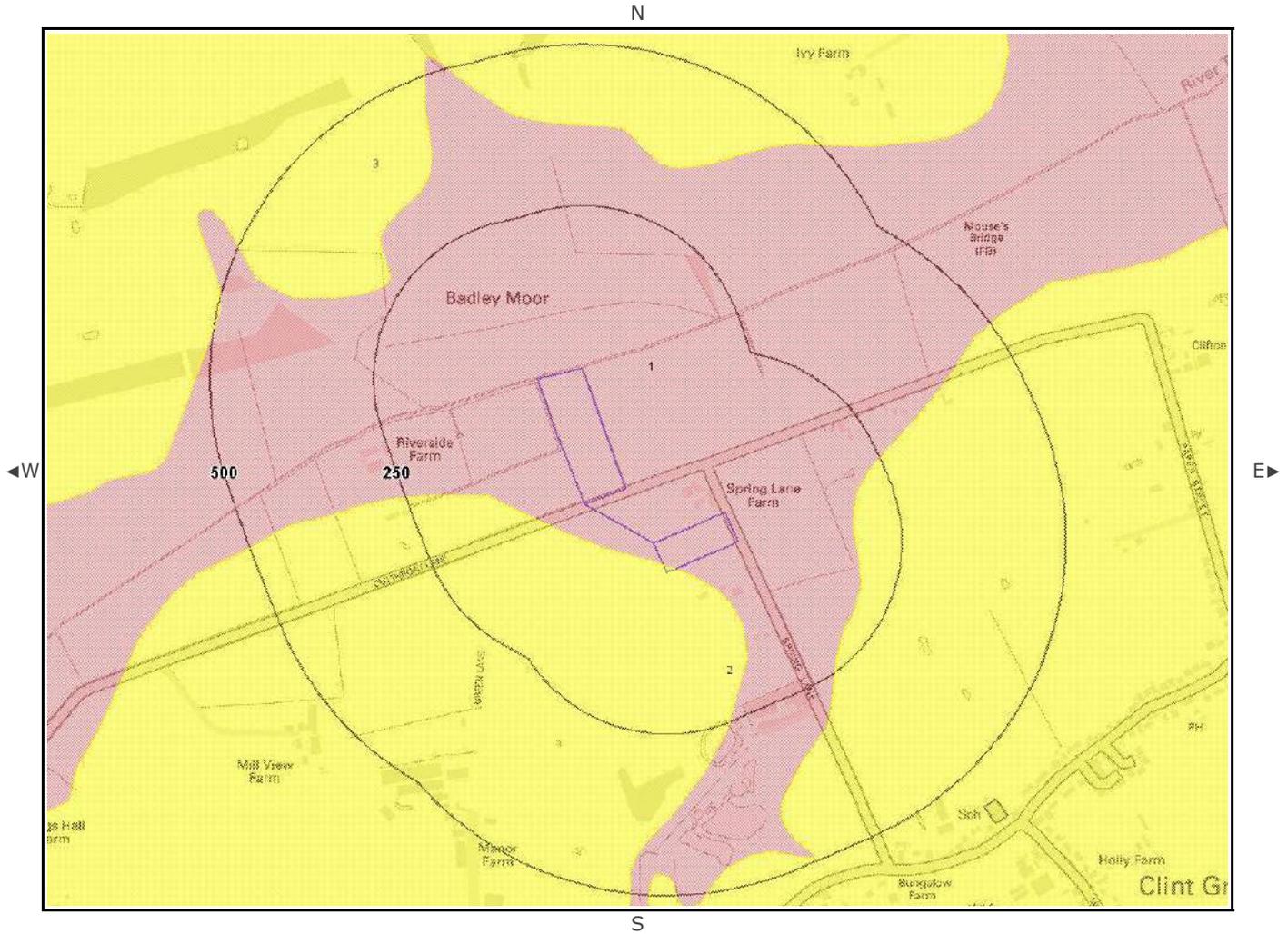
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
LPCK-CHLK	LEWES NODULAR CHALK FORMATION, SEAFORD CHALK FORMATION, NEWHAVEN CHALK FORMATION, CULVER CHALK FORMATION AND PORTSDOWN CHALK FORMATION (UNDIFFERENTIATED)	CHALK

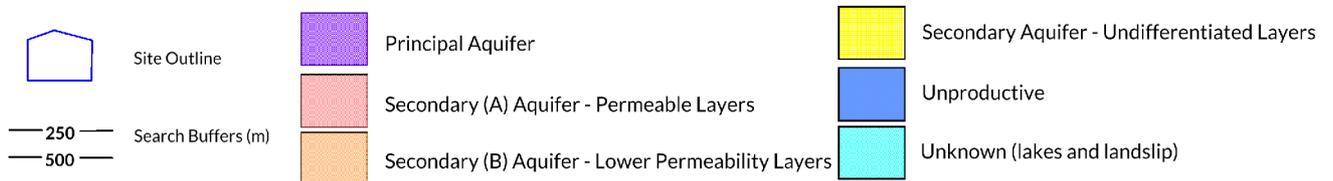
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

For more detailed geological and ground stability data please refer to the "Geo Insight Report", available from our website.

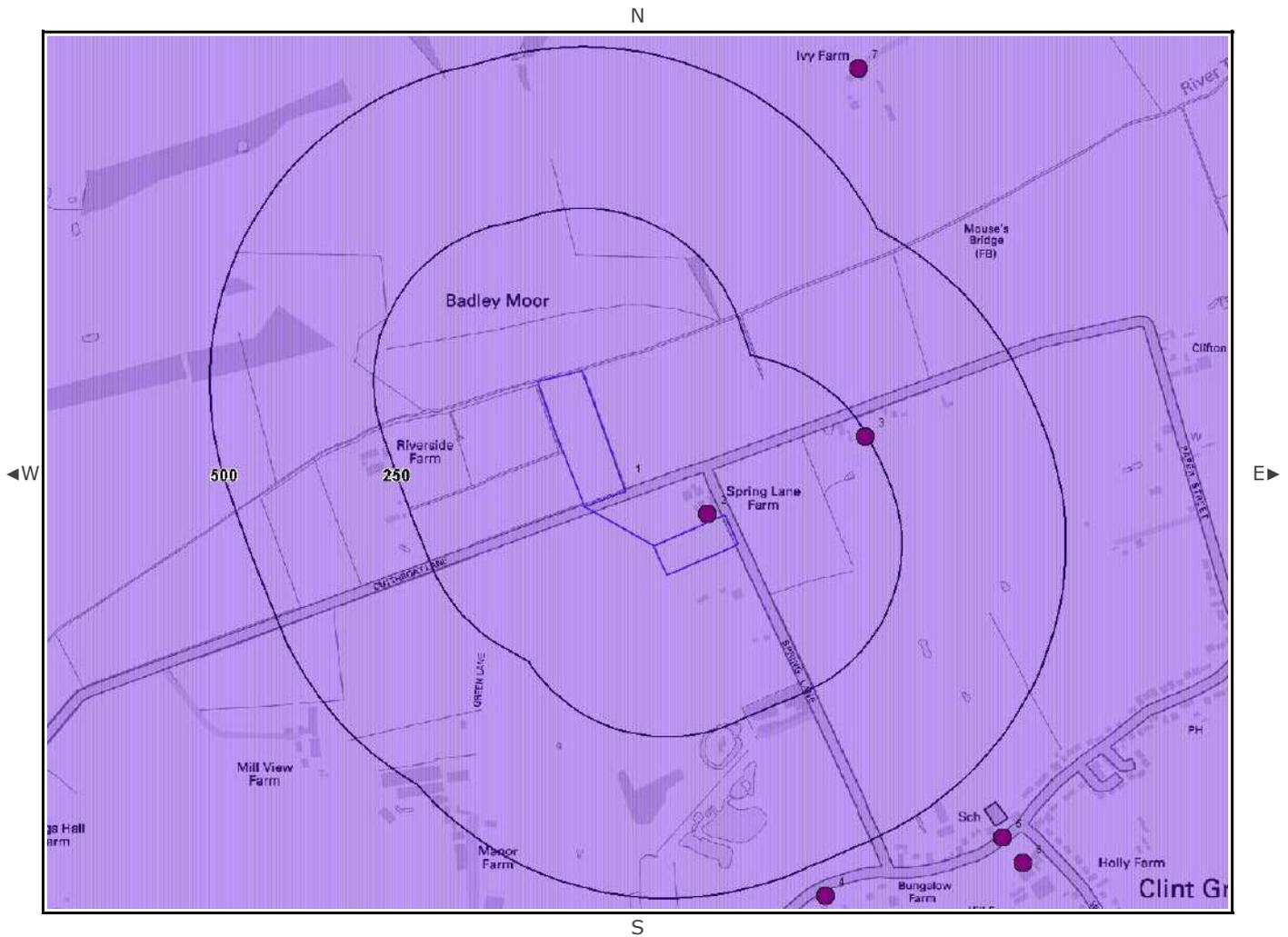
6a Hydrogeology – Aquifer within Superficial Geology



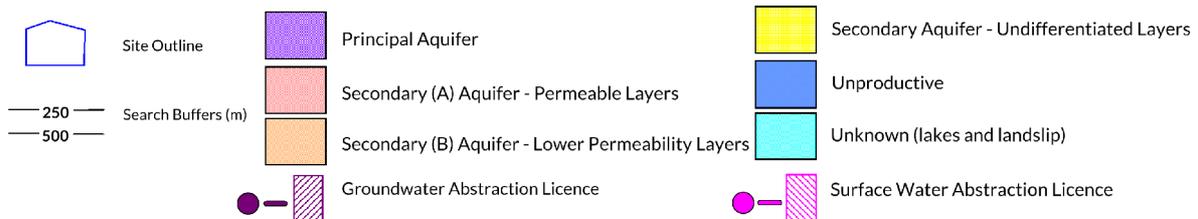
© Crown copyright and database rights 2017.
Ordnance Survey licence 100035207.



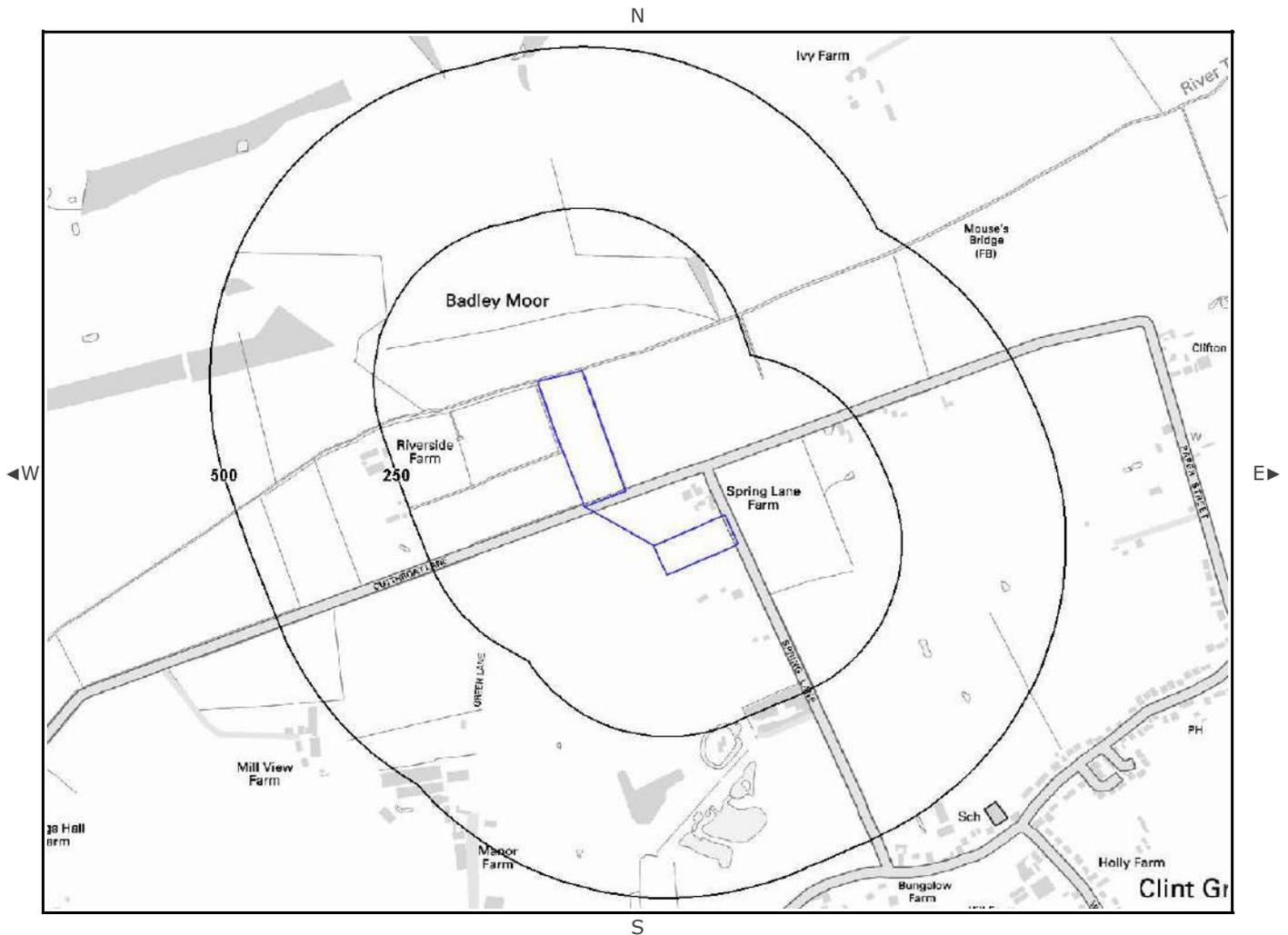
6b Hydrogeology – Aquifer within Bedrock Geology and Abstraction Licences



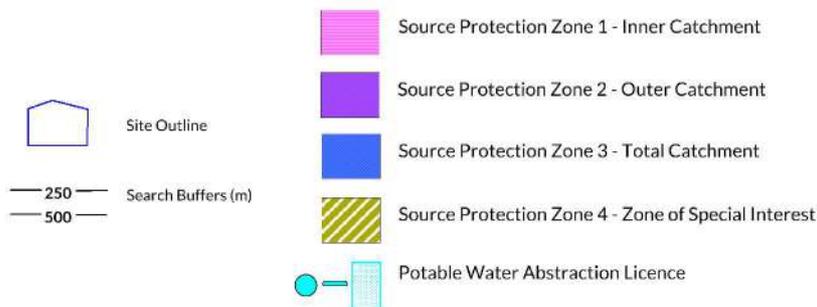
© Crown copyright and database rights 2017.
Ordnance Survey licence 100035207.



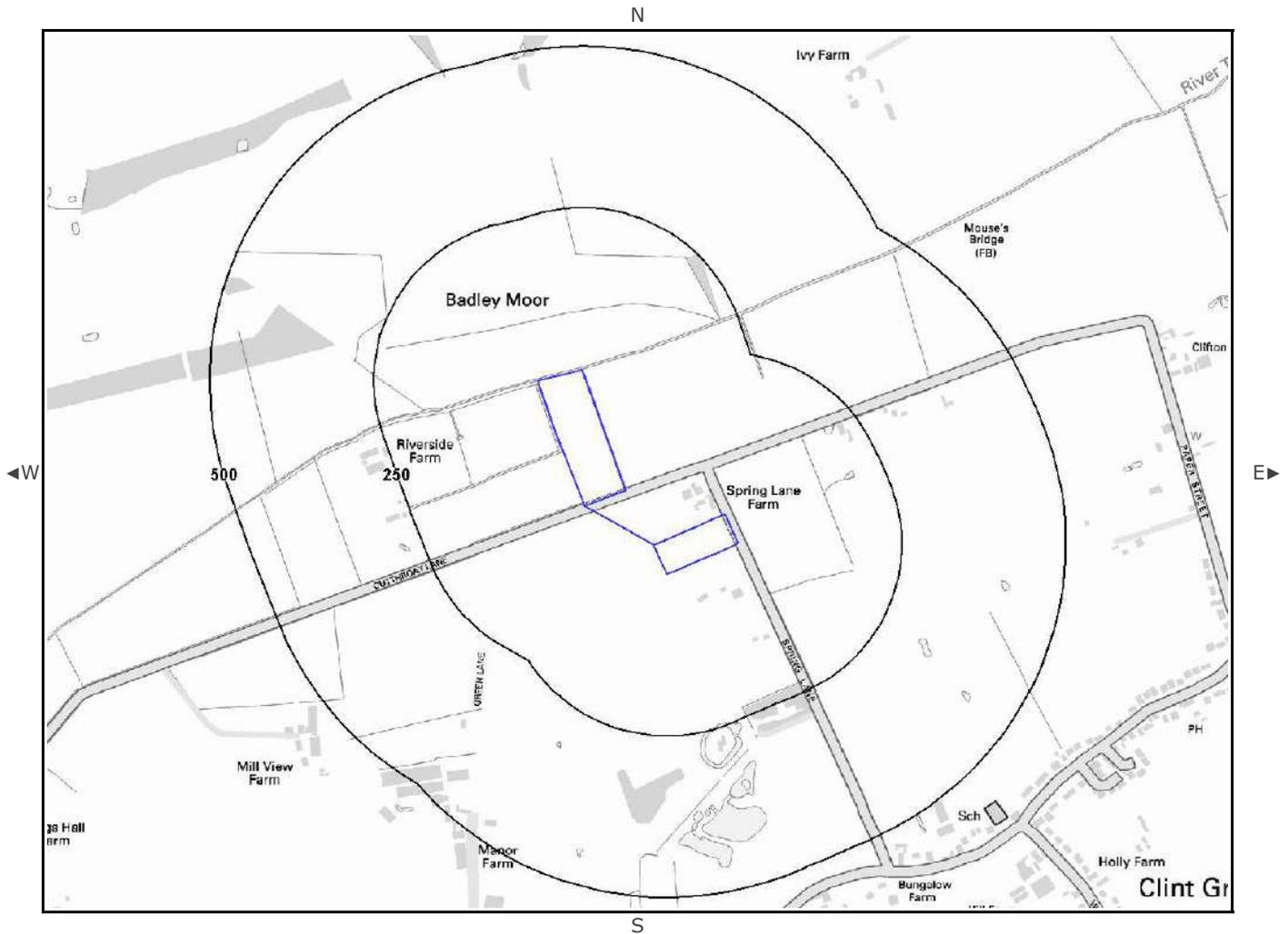
6c Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



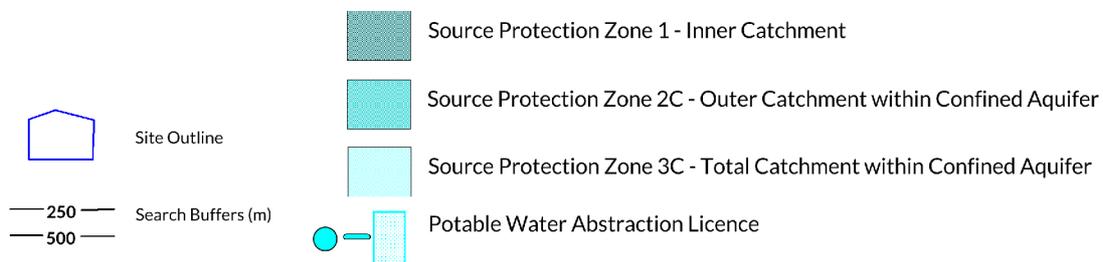
© Crown copyright and database rights 2017.
Ordnance Survey licence 100035207.



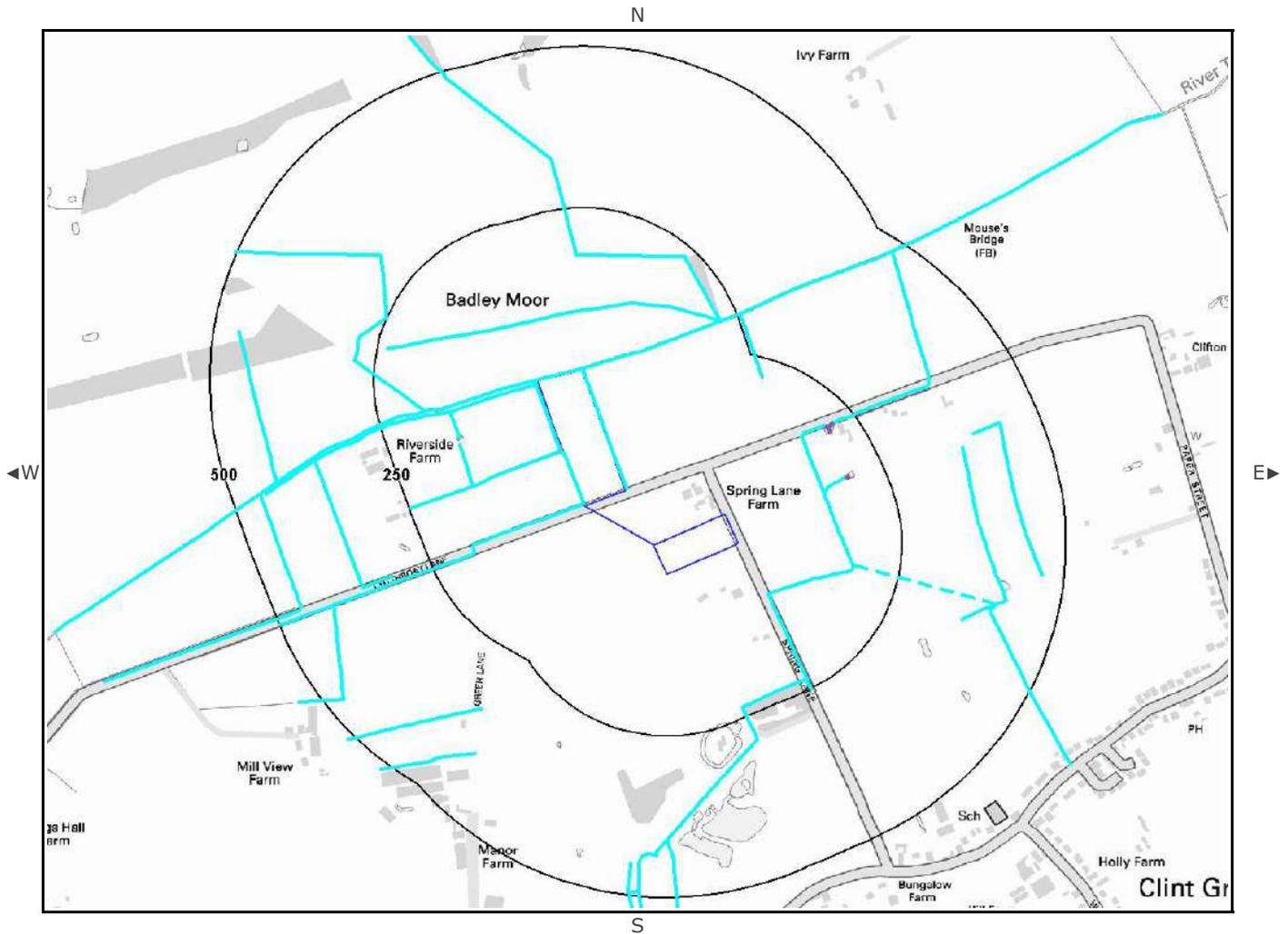
6d Hydrogeology - Source Protection Zones within Confined Aquifer



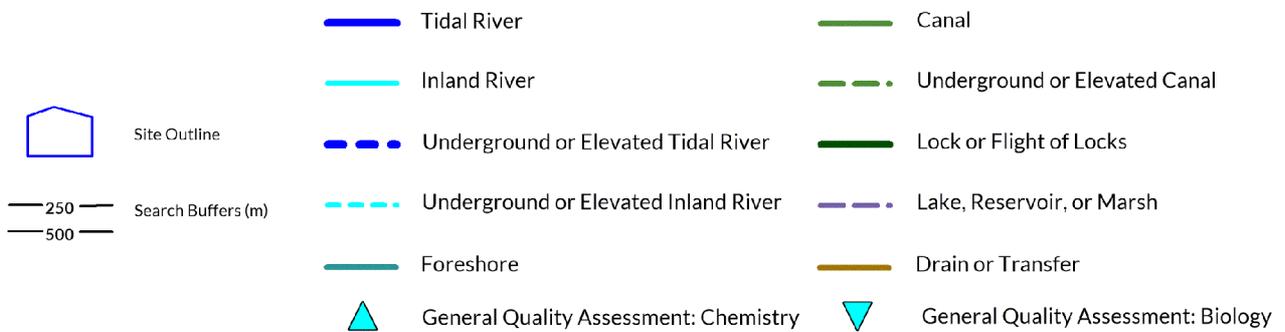
© Crown copyright and database rights 2017.
Ordnance Survey licence 100035207.



6e Hydrology – Watercourse Network and River Quality



© Crown copyright and database rights 2017.
Ordnance Survey licence 100035207.



6 Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Are there records of productive strata within the superficial geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
3	273	NW	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

6.2 Aquifer within Bedrock Deposits

Are there records of productive strata within the bedrock geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site? Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Details
2	11	NW	Licence No: 7/34/12/*G/0055 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE,SPRINGLANE FM,YAXHAM Data Type: Point Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1966 Version End Date:
3	245	NE	Licence No: 7/34/12/*G/0077 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE,THE WILLOWS,YAXHAM Data Type: Point Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/03/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/09/1979 Version End Date:

ID	Distance (m)	Direction	Details	
4	552	SE	Licence No: 7/34/12/*G/0027 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL,BEECH FM,YAXHAM Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1965 Version End Date:
5	607	SE	Licence No: 7/34/12/*G/0046 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL NR SCHOOL,YAXHAM Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/01/1966 Version End Date:
Not shown	626	N	Licence No: 7/34/12/*G/0094 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL,PEEWIT FM,BADLEY MOOR Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/11/1972 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1972 Version End Date:
7	628	NE	Licence No: 7/34/12/*G/0020 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE AT IVY FM,BADLEY MOOR Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1965 Version End Date:
8	657	SE	Licence No: 7/34/12/*G/0059 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL,HILL FM,YAXHAM Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1966 Version End Date:
Not shown	841	NE	Licence No: 7/34/12/*G/0021 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL,WHITEHOUSE FM,DEREHAM Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 01/09/1972 Version End Date:
Not shown	849	E	Licence No: 7/34/12/*G/0041 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL,OLD HALL FM,MATTISHALL Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1965 Version End Date:
Not shown	889	SE	Licence No: 7/34/12/*G/0059 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL,HOLLY TREE FM,YAXHAM Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1966 Version End Date:

6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site? No

Database searched and no data found.

6.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site? Yes

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (6c):

ID	Distance (m)	Direction	Details	
Not shown	1370	W	Licence No: 7/34/12/*G/0082 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORED WELL,DUMPLING,GN,DEREHAM Data Type: Point	Annual Volume (m ³): 9000 Max Daily Volume (m ³): 69 Original Application No: - Original Start Date: 01/05/1967 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:

6.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site? No

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site? No

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 River Quality Records

Is there any Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site? No

Biological Quality:

Database searched and no data found.

Chemical Quality:

Database searched and no data found.

6.9 Ordnance Survey MasterMap Water Network

Are there any Ordnance Survey MasterMap Water Network entries within 500m of the study site? Yes

This watercourse information is provided by Ordnance Survey MasterMap Water Network. The data provides a detailed centre line following the curve of the waterway precisely, so all distances provided in the report should be understood as measurements to the centreline rather than a measurement to the nearest point of the watercourse. Underground watercourses are inferred from entry and exit points so caution is advised in using these to indicate precise locations of underground watercourses when planning site investigation and development.

The following Ordnance Survey MasterMap Water Network records are represented on the Hydrology Map (6e):

ID	Distance (m)/ Direction	Name	Type of Watercourse	Additional Details
11	0 On Site	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
12	0 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 1.2
1	0 On Site	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
2	0 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 1.2
13	1 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
3	1 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
14	2 N	River Tud	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.4
15	2 N	River Tud	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.7
16	2 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.0
4	2 N	River Tud	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.4
5	2 N	River Tud	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.7
6	2 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.0
17	4 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
18	4 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.0

ID	Distance (m)/ Direction	Name	Type of Watercourse	Additional Details
19	4 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.2
20	4 W	River Tud	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.9
7	4 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
8	4 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.0
9	4 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.2
10	4 W	River Tud	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.9
21	5 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
11	5 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
22	6 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.7
12	6 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.7
23	19 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
13	19 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
24	24 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.1
14	24 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.1

ID	Distance (m)/ Direction	Name	Type of Watercourse	Additional Details
25	90 N	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
15	90 N	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
26	91 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
16	91 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
27	141 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.5
17	141 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.5
28	142 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
18	142 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
29	144 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
19	144 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
30	150 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.0
31	150 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
20	150 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.0
21	150 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided

ID	Distance (m)/ Direction	Name	Type of Watercourse	Additional Details
32	151 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
33	151 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
22	151 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
23	151 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
34	177 N	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
24	177 N	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
35	179 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
36	179 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
37	179 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
38	179 W	River Tud	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.3
25	179 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
26	179 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
27	179 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
28	179 W	River Tud	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.3

ID	Distance (m)/ Direction	Name	Type of Watercourse	Additional Details
39	181 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
29	181 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
40	182 SW	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
30	182 SW	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
41	185 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
31	185 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
42	189 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
32	189 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
43	190 NE	Not specified	Lake, loch or reservoir.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 0.3
33	190 NE	Not specified	Lake, loch or reservoir.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 0.3
44	203 NE	Not specified	Lake, loch or reservoir.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 13.5
34	203 NE	Not specified	Lake, loch or reservoir.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 13.5
45	205 NE	Not specified	Lake, loch or reservoir.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.9
35	205 NE	Not specified	Lake, loch or reservoir.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.9

ID	Distance (m)/ Direction	Name	Type of Watercourse	Additional Details
46	208 NE	Not specified	Lake, loch or reservoir.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 6.8
36	208 NE	Not specified	Lake, loch or reservoir.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 6.8
47	214 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
37	214 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
48	218 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
38	218 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
49	221 E	River Tud	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.6
50	221 N	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.5
39	221 E	River Tud	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.6
40	221 N	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.5
51	222 E	River Tud	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.9
41	222 E	River Tud	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.9
52	233 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
53	233 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided

ID	Distance (m)/ Direction	Name	Type of Watercourse	Additional Details
42	233 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
43	233 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
54	235 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
55	235 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
44	235 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
45	235 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
56	247 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
46	247 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
57	251 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 1.3
47	251 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 1.3
58	252 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
48	252 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
59	255 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.8
60	255 E	River Tud	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.7

ID	Distance (m)/ Direction	Name	Type of Watercourse	Additional Details
49	255 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.8
50	255 E	River Tud	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.7
61	293 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
51	293 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
62	311 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
52	311 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
63	323 S	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
53	323 S	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
64	328 S	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
54	328 S	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
65	330 N	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
55	330 N	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
66	350 SW	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
56	350 SW	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided

ID	Distance (m)/ Direction	Name	Type of Watercourse	Additional Details
67	360 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
57	360 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
68	361 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
69	361 W	River Tud	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 1.9
70	361 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
71	361 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
58	361 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
59	361 W	River Tud	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 1.9
60	361 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
61	361 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
72	366 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
62	366 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
73	369 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
63	369 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided

ID	Distance (m)/ Direction	Name	Type of Watercourse	Additional Details
74	370 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
75	370 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
64	370 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
65	370 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
76	376 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
66	376 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
77	384 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
67	384 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
78	391 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
68	391 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
79	395 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
69	395 NE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
80	398 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
81	398 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided

ID	Distance (m)/ Direction	Name	Type of Watercourse	Additional Details
70	398 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
71	398 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
82	401 SW	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
72	401 SW	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
83	405 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
73	405 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
84	411 S	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
85	411 S	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
74	411 S	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
75	411 S	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
86	412 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
87	412 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
76	412 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
77	412 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided

ID	Distance (m)/ Direction	Name	Type of Watercourse	Additional Details
88	424 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
78	424 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
89	426 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
79	426 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
90	428 W	River Tud	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 1.8
80	428 W	River Tud	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 1.8
91	431 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
81	431 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
92	441 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
82	441 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
93	443 S	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
94	443 SW	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
83	443 S	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
84	443 SW	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided

ID	Distance (m)/ Direction	Name	Type of Watercourse	Additional Details
95	449 S	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
85	449 S	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
96	450 SW	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
86	450 SW	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
97	457 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
98	457 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
99	457 W	River Tud	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.4
100	457 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
87	457 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
88	457 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
89	457 W	River Tud	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.4
90	457 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
101	460 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
91	460 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided

ID	Distance (m)/ Direction	Name	Type of Watercourse	Additional Details
10 2	462 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
92	462 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
10 3	467 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
93	467 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
10 4	481 NE	River Tud	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.5
94	481 NE	River Tud	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.5
10 5	490 N	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
95	490 N	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
10 6	491 S	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
10 7	491 S	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
96	491 S	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
97	491 S	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
10 8	496 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
98	496 W	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided

ID	Distance (m)/ Direction	Name	Type of Watercourse	Additional Details
109	497 S	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
99	497 S	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Wensum and Yare Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided

6.10 Surface Water Features

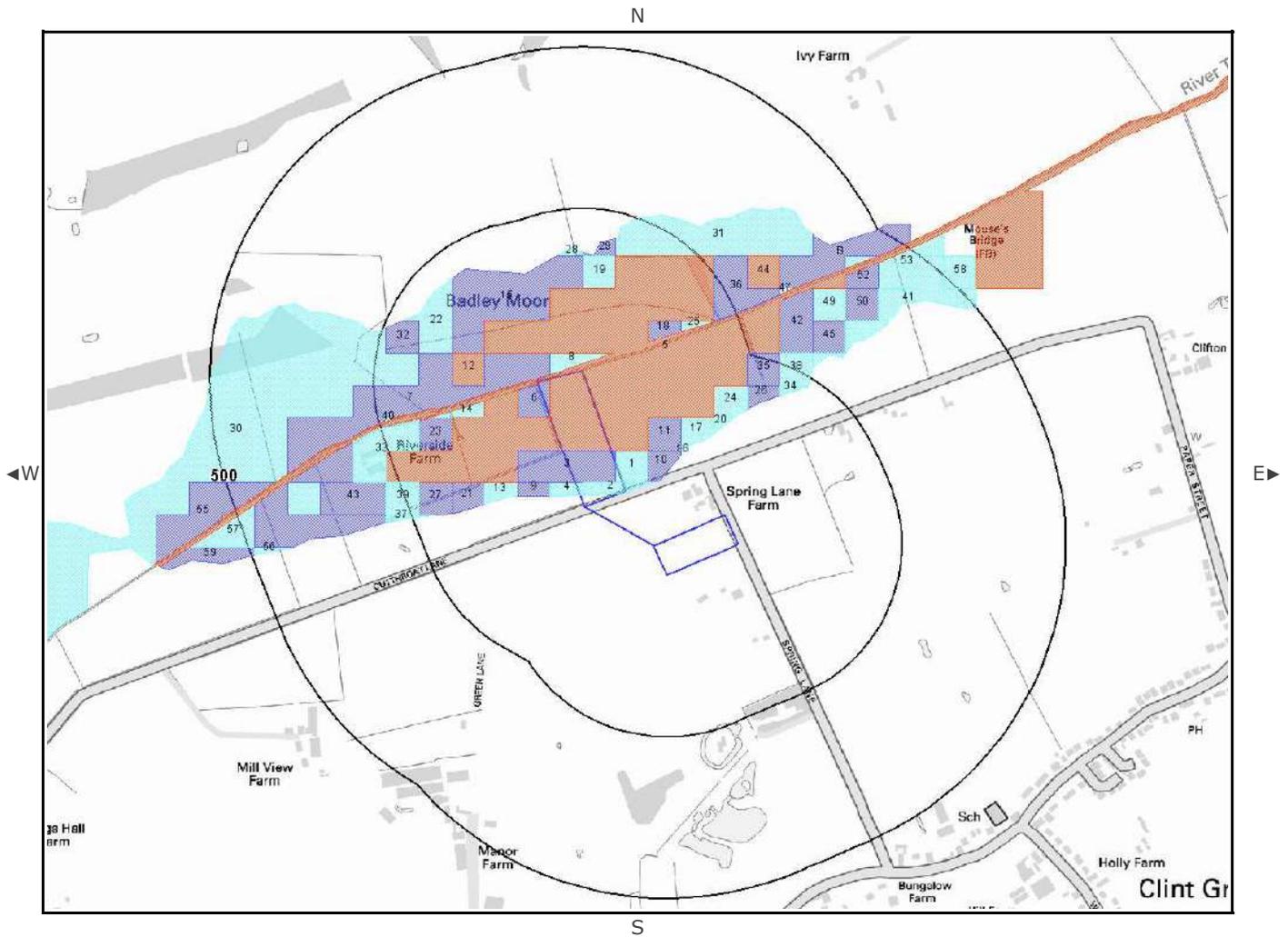
Are there any surface water features within 250m of the study site? Yes

The following surface water records are not represented on mapping:

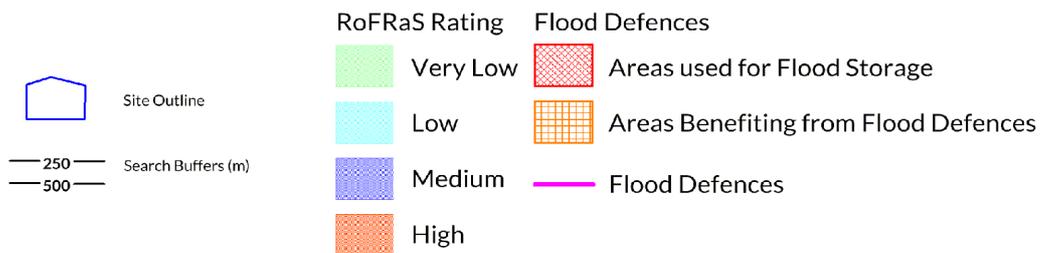
Distance to Surface Water (m)	on-site	0-50 m	51-250 m
3	2	20	

This information is taken from Ordnance Survey OpenData™. Contains Ordnance Survey data © Crown copyright and database right 2013.

7 Environment Agency/Natural Resources Wales Flood Map for Planning (from Rivers and the Sea)



© Crown copyright and database rights 2017.
Ordnance Survey licence 100035207.



7 Flooding

7.1 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

What is the highest risk of flooding onsite? High

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of flood river and coastal risk at a national level on a 50m grid as used by many of the insurance companies.

Any relevant data within 250m is represented on Map 7b- RoFRaS Flooding.

RoFRaS data is based on a 50m grid system, with the flood rating at the centre of the grid calculated and given below. The data considers the probability that the flood defences will overtop or breach, and the distance from the river or the sea.

RoFRaS data for the study site indicates the property is in an area with a High (1 in 30 or greater) chance of flooding in any given year.

The following floodplain records are represented on the RoFRaS Flood Map (7b):

ID	Distance (m)	Direction	RoFRaS flood Risk
1	0.0	On Site	Low
2	0.0	On Site	Low
3	0.0	On Site	Medium
4	0.0	On Site	Low
5	0.0	On Site	High
6	0.0	On Site	Medium
7	4.0	N	Medium
8	6.0	N	Low
9	35.0	W	Medium
10	37.0	E	Medium

7.2 Flood Defences

Are there any Flood Defences within 250m of the study site ? No

7.3 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? No

Guidance: More detailed information on flooding may be available by ordering a Groundsure Floodview report. Please contact Groundsure for further details.

7.4 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? No

Guidance: More detailed information on flooding may be available by ordering a Groundsure Floodview report. Please contact Groundsure for further details.

7.5 Groundwater Flooding Susceptibility Areas

What is the susceptibility to Groundwater Flooding in the search area based on the underlying geological conditions? Potential for groundwater flooding at surface

Does this relate to Clearwater Flooding or Superficial Deposits Flooding? Clearwater Flooding

Guidance: Where potential for groundwater flooding to occur at surface is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded. The BGS Susceptibility to Groundwater Flooding hazard dataset identifies areas where geological conditions could enable groundwater flooding to occur and where groundwater may come close to the ground surface. The susceptibility data is suitable for use for regional or national planning purposes where the groundwater flooding information will be used along with a range of other relevant information to inform land-use planning decisions. It might also be used in conjunction with a large number of other factors, e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information, to establish relative, but not absolute, risk of groundwater flooding at a resolution of greater than a few hundred metres. The susceptibility data should not be used on

its own to make planning decisions at any scale, and, in particular, should not be used to inform planning decisions at the site scale. The susceptibility data cannot be used on its own to indicate risk of groundwater flooding.

7.6 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result?

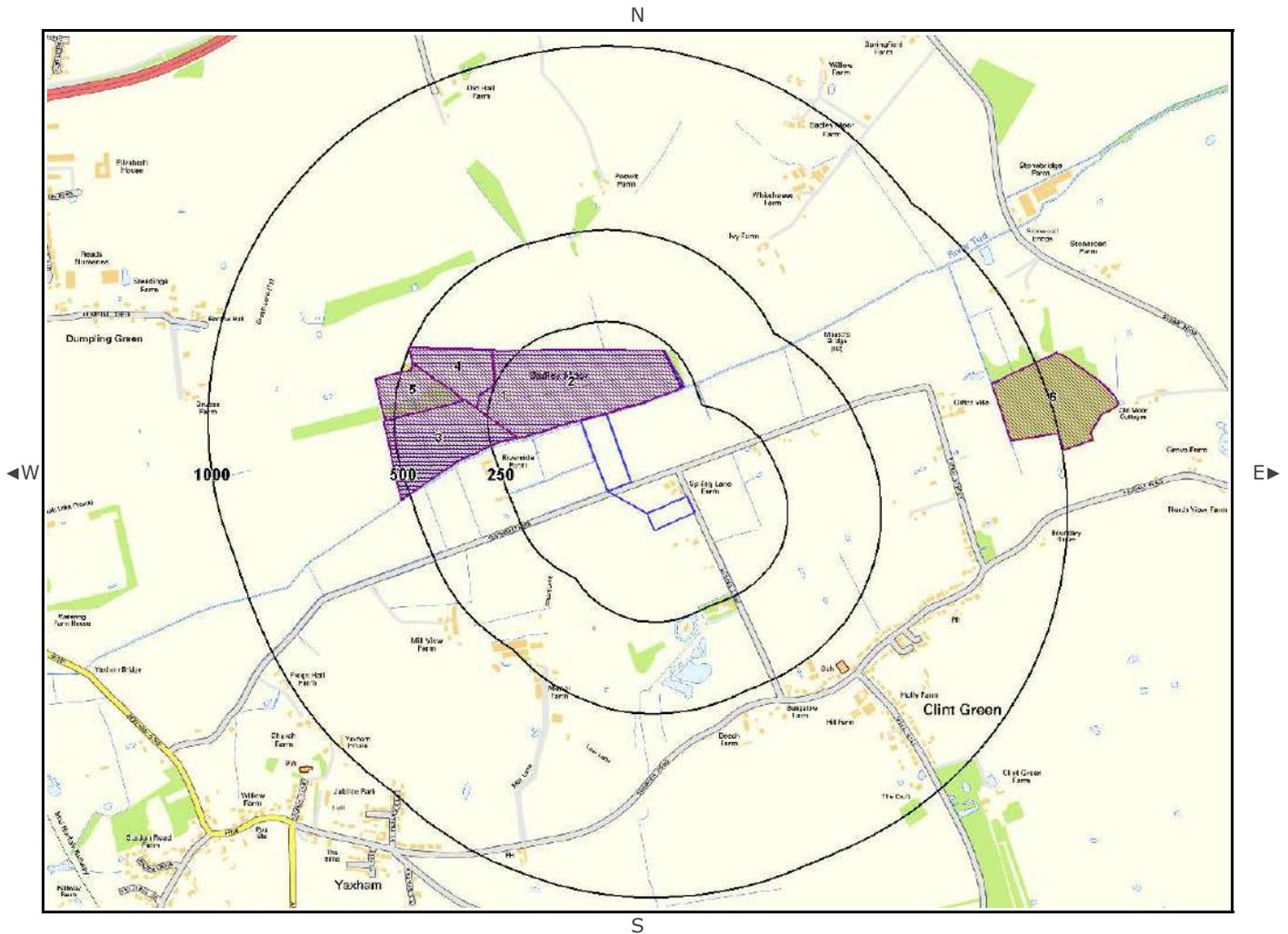
High

Notes:

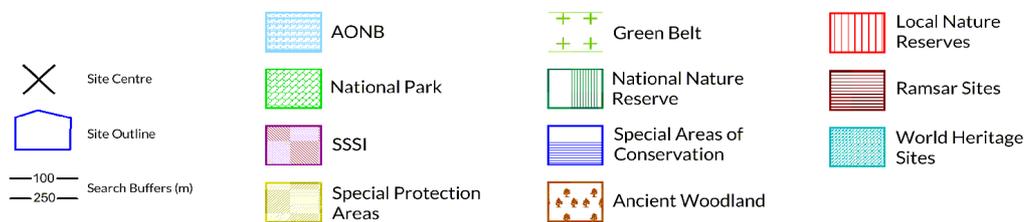
Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

8 Designated Environmentally Sensitive Sites



© Crown copyright and database rights 2017.
Ordnance Survey licence 100035207.



8 Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the Study Site?

Yes

8.1 Records of Sites of Special Scientific Interest (SSSI)

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

5

The following Site of Special Scientific Interest records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SSSI Name	Data Source
2	0	N	Badley Moor	Natural England
3	176	W	Badley Moor	Natural England
4	252	NW	Badley Moor	Natural England
5	314	W	Badley Moor	Natural England
6	866	E	Mattishall Moor	Natural England

8.2 Records of National Nature Reserves

Records of National Nature Reserves within 2000m of the study site:

0

Database searched and no data found.

8.3 Special Areas of Conservation (SAC)

Records of Special Areas of Conservation (SAC) within 2000m of the study site:

1

The following Special Area of Conservation (SAC) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SAC Name	Data Source
1	0	N	Norfolk Valley Fens	Natural England

8.4 Records of Special Protection Areas (SPA)

Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.

8.5 Records of Ramsar sites

Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

8.6 Records of Local Nature Reserves

Records of Local Nature Reserves within 2000m of the study site:

0

Database searched and no data found.

8.7 Records of World Heritage Sites

Records of World Heritage Sites within 2000m of the study site: 0

Database searched and no data found.

8.8 Records of Areas of Outstanding Natural Beauty (AONB)

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: 0

Database searched and no data found.

8.9 Records of National Parks

Records of National Parks within 2000m of the study site: 0

Database searched and no data found.

8.10 Records of Green Belt land

Records of Green Belt land within 2000m of the study site: 0

Database searched and no data found.

8.11 Records of Ancient Woodland

Records of Ancient Woodland within 2000m of the study site: 2

The following Ancient Woodland records are provided by Natural England/Natural Resources Wales.

ID	Distance (m)	Direction	Ancient Woodland Name	Ancient Woodland Type
Not shown	1967	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1975	S	UNKNOWN	Ancient Replanted Woodland

9 Additional Information

9.1 Ofcom Sitefinder Mobile Phone Mast Records

Have any mobile phone transmitters registered with Ofcom been identified within 500m of the study site? No

Database searched and no data found.

This database is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations. The last update to this database was applied in May 2012, although some operators ceased providing updates some years before then. Neither Ofcom nor Groundsure can accept any liability for any inaccuracies or omissions in the data provided within Sitefinder.

The most recent update is based on the following datasets received at the specified times by Ofcom: O2 (May 2012), Network Rail (April 2012), Hutchison (February 2012), Vodafone (October 2011), Airwave (February 2010), Orange (February 2010) and T-Mobile (August 2005). Sites added since these dates will not appear in the database.

9.2 Mobile Phone Mast Planning Records

Have any planning records relating to telecommunication masts been identified within 500m of the study site? No

Database searched and no data found.

This database is taken from Glenigan's collection of planning records dating back to 2006 and relates to sites which have applied for planning permission involving mobile phone masts. The database is normally updated quarterly.

9.3 Pylons and Electricity Transmission Lines

Have any overhead transmission lines or pylons been identified in proximity to the study site? No

Database searched and no data found.

Guidance:None required.

10 Natural Hazards

10.1 Risk of Natural Ground Subsidence

What is the maximum risk of natural ground subsidence? Moderate

BGS GeoSure data have been searched to 50m. The data is included in tabular format. If you require further information, please obtain a Geo Insight Report, available from our website. The following information has been found:

10.2 Risk of Shrink Swell

What is the maximum Shrink-Swell hazard rating identified on the study site? Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.

10.3 Landslide Hazard Rating

What is the maximum Landslide hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

10.4 Soluble Rocks Hazard Rating

What is the maximum Soluble Rocks hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Significant soluble rocks are present. Problems unlikely except with considerable surface or subsurface water flow. No special actions required to avoid problems due to soluble rocks. No special ground investigation required or increased construction costs are likely. An increase in financial risk due to potential problems with soluble rocks is unlikely.

10.5 Compressible Ground Hazard Rating

What is the maximum Compressible Ground hazard rating identified on the study site? Moderate

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property possible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.

10.6 Collapsible Rocks Hazard Rating

What is the maximum Collapsible Rocks hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

10.7 Running Sand Hazard Rating

What is the maximum Running Sand hazard rating identified on the study site? Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property no significant increase in insurance risk due to running sand problems is likely.

10.8 Radon Potential On-site

What is the maximum radon potential at the study site? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

10.9 Radon Protection Measures On-site

Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary

Guidance: The responses given on the level of radon protective measures required are based on a joint radon potential dataset from Public Health England (PHE) and the British Geological Survey (BGS). No radon protection measures are required.

11 Mining

11.1 Coal Mining

Are there any Coal Mining areas within 75m of the study site? No

Database searched and no data found.

11.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary? Yes

The following non-coal mining information is provided by the BGS:

Distance (m)	Direction	Name	Commodity	Assessment of likelihood
0.0	On Site	Not available	Chalk	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered

Past underground mine workings are uncommon, localised and of limited area. The rock types present in this area are such that minor mineral veins may be present within them on which it is possible that there have been attempts to work these by underground methods and/or it is possible that small scale underground extraction of other materials may have occurred. All such occurrences are likely to be restricted in size and infrequent. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset. However, if in a coalfield area you should still consider a Coal Authority mining search for the area of interest.

11.3 Brine Affected Areas

Are there any Brine Affected areas within 75m of the study site? No

Guidance: No Guidance Required.

12 Contacts

Index Property Information

Telephone: 08444 159 000
info@groundsure.com



British Geological Survey (England & Wales)

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276. Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries

Environment Agency

National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 03708 506 506
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk



JBA Risk Management

South Barn,
Broughton Hall,
Skipton
BD23 3AE



The Coal Authority Property Search Services

200 Lichfield Lane, Berry Hill,
Mansfield, Nottinghamshire, NG18 4RG
Phone: 0345 7626 848
DX 716176 MANSFIELD 5
Email: groundstability@coal.gov.uk
Web: www.groundstability.com



Public Health England

Public information access office, Public Health England
Wellington House, 133-155 Waterloo Road, London, SE1 8UG
<http://www.gov.uk/phe>
Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000



Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505



Local Authority

Authority: Breckland District Council
Phone: 01362 656 870
Web: <http://www.breckland.gov.uk/>
Address: Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE

Get Mapping PLC

Virginia Villas, High Street, Hartley Witney, Hampshire RG27 8NW
Tel: 01252 845444



CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN

Tel: 0871 4237191

(www.copso.org.uk)



Search Code



IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.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, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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

The Code's core principles

Firms which subscribe to the 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
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

COMPLAINTS

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

TPOs Contact Details:

The Property Ombudsman scheme

Milford House

43-55 Milford Street

Salisbury

Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Web: www.tpos.co.uk

Email: admin@tpos.co.uk

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

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

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

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

Complaints should be sent to: Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

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

13 Standard Terms and Conditions

Groundsure's Terms and Conditions can be viewed online at this link:

<https://www.groundsure.com/terms-and-conditions-may25-2018>