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We hereby certify this to be a
true copy of the original

Hansell Skewson

LEASE

-of-

FLAT 2, 12 CLIFF AVENUE, CROMER
NORFOLK

N P Gee and C A Gee
acting by C L Brown and
T J Goodwin (1) and
L G Smith (2)

COLE & Co.
S O L I C I T O R S

DATED

24th October

1995

LEASE

-of-

FLAT 2, 12 CLIFF AVENUE, CROMER
NORFOLK

N P Gee and C A Gee
acting by C L Brown and
T J Goodwin (1) and
L G Smith (2)

MESSRS COLE & COMPANY
23 TOMBLAND
NORWICH
NR3 1RF

(REF: RGT)

THIS LEASE is made the 24th day of October
One thousand nine hundred and ninety-five BETWEEN NIGEL PHILIP
GEE and CHRISTINE ANN GEE his Wife both of 12 Cliff Avenue
Cromer Norfolk (hereinafter called "the Lessors" which
expression where the context so admits includes the person or
persons for the time being entitled to the reversion
immediately expectant on the determination of the term hereby
granted) acting by their joint receivers and agents COLIN
LAMONT BROWN and TIMOTHY JAMES GOODWIN of 2/3 Tombland Norwich
Norfolk (hereinafter called "the Joint Receivers") of the
first part the Joint Receivers of the second part and LEWIS
GEORGE SMITH of Fern House Chapel Road Roughton Norfolk
(hereinafter called "the Lessee" which expression where the
context so admits includes the persons deriving title under
the Lessee) of the third part

W H E R E A S

- (1) The Lessors are seised of the freehold property known as 12 Cliff Avenue Cromer in the County of Norfolk (hereinafter called "the Building" which expression where the context so admits includes the curtilage and grounds thereof) for an estate in fee simple ALL which said premises are more particularly delineated on the location and layout plan annexed hereto marked Plan "A" and thereon edged red
- (2) The Lessors have or intend hereafter to sell or grant leases of the flats comprised in the Building other

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than the premises hereby demised and the Lessors intend in every lease to impose the restrictions set forth in the First Schedule hereto to the intent that the owner or lessee for the time being of any flat in the Building will be able to enforce the observance of the said restrictions by the owners or occupiers for the time being of the other flats

(3) The Joint Receivers were appointed by Barclays Bank Plc by a Deed of Appointment dated the 25th November 1994 to be the receivers of the rents profits and income of the Building being comprised in a Charge dated the 15th July 1988 and made between the Lessors (1) and Barclays Bank Plc (2) with power to exercise with regard thereto all powers and authorities conferred by the Law of Property Act 1925 and delegated the powers of leasing conferred upon a mortgagee by the Law of Property Act 1925

(4) The Joint Receivers acting on behalf of the Lessors have agreed with the Lessee for the grant to the Lessee of the property hereinafter described for the consideration at the rents and on the terms and conditions hereinafter contained

NOW THIS DEED WITNESSETH as follows:

1. **IN PURSUANCE** of the said agreement and in consideration of the sum of **FIFTEEN THOUSAND FIVE HUNDRED POUNDS (£15,500.00)** paid by the Lessee to the Joint Receivers on or before the execution hereof (the receipt whereof the Joint Receivers and the Lessors respectively

acknowledge) and of the rent and covenants hereinafter reserved and contained and on the part of the Lessee to be paid observed and performed the Lessors acting by the Joint Receivers HEREBY DEMISE unto the Lessee ALL THAT flat situate on the ground floor of the Building which is known as Flat 2 12 Cliff Avenue Cromer aforesaid shown for the purpose of identification only on plan "B" annexed hereto and thereon edged red including (subject to the declaration contained in Clause 4 hereof) (a) all walls enclosing the flat (but in the case of any external wall of the Building only the interior face of such wall) and (b) the interior surface of the ceilings and floors and all gas electrical water and sanitary apparatus installed in and belonging exclusively to the flat (all which said premises hereby demised are hereinafter called "the Flat" and are part of the land comprised in the Building) TOGETHER WITH the rights set out in the Second Schedule hereto subject as therein mentioned EXCEPT AND RESERVING as specified in the Third Schedule hereto TO HOLD the same premises hereby demised unto the Lessee for the term of 99 years from the First day of October One thousand nine hundred and eighty nine PAYING THEREFOR during the first thirty-three years of the said term the yearly rent of Fifty pounds between the thirty third and sixty sixth year of the said term the yearly rent of One hundred pounds and for the remainder of the said term the yearly rent of Two hundred pounds (exclusive of any Government legislation

taxes Value Added Tax or levies) PROVIDED ALWAYS that should the ground rent hereinbefore reserved at any time be equal to or exceed two thirds of the ratable value of the demised premises as at the appropriate day as set out in the Rent Act 1977 or any rateable value subsequently imposed by any statutory re-enactment thereof there shall be substituted for as long as such ground rent so equals or exceeds two thirds of the rateable value a ground rent of One Pound less than two thirds of the rateable value of the demised premises ALL OF WHICH rent shall be payable by yearly payments in advance on the First day of October in each year free from all deductions whatsoever (Income Tax thereon or any other tax or imposition which may from time to time under or by virtue of any statute or the regulations made under the provisions of any statute be mandatorily deductible by a lessee only excepted) the first payment or a proportionate part thereof to be made on the execution hereof

2. THE LESSEE so as to bind the Lessee for the time being of the Flat so that the covenant shall enure for the benefit and protection of the Building and other flats therein and any part or parts thereof respectively hereby covenants with the Lessors and each of them and the lessee for the time being of the other flats in the Building that the Lessee and the persons deriving title under the Lessee will at all times hereafter observe and perform the restrictions and stipulations set forth or referred to in the First Schedule hereto

3. IT IS HEREBY DECLARED as follows:

(i) That every internal wall separating the Flat from an adjoining flat included in the Building shall be a party wall severed medially

(ii) That there is included in the expression "the Flat"

(a) one half in depth of the joists between the floors of the Flat and the ceilings of the Flat and the roof of the building and

(b) one half part in depth of the joists between the floors of the Flat and ceiling of the flat below it

4. (1) The Lessee hereby covenants with the Lessors as follows:

(a) To pay the said rents during the said term hereby granted at the time and in manner aforesaid without any deduction except as aforesaid

(b) To pay all rates taxes assessments charges impositions and outgoings whatsoever (whether parliamentary parochial local or of any other description) which may at any time during the term hereby granted be assessed charged or imposed upon the Flat or the owner or occupier in respect thereof and in the event of any rates assessments charges impositions and outgoings being assessed charged or imposed in respect of the Building to pay

the proper portion of such rates taxes assessments charges impositions and outgoings attributable to the Flat

(c) Not without the previous written consent of the Lessors to make or allow to be made any structural alteration in the plan elevation or appearance of the Flat nor to make any addition thereto nor cut maim alter or injure any of the walls or timbers thereof nor erect or remove any internal partition for dividing rooms

(d) (i) To pay all expenses (including Solicitors' costs and Surveyors' fees) incurred by the Lessors incidental to the preparation and service of a notice under Section 146 of the Law of Property Act 1925 or incurred in or in contemplation of proceedings under Sections 146 and 147 of that Act notwithstanding forfeiture is avoided otherwise than by relief granted by the Court

(ii) To pay all expenses including Solicitors' costs and Surveyors' fees incurred by the Lessors of and incidental to the service of all notices and schedules relating to wants of repair to the Flat whether served during or after the expiration

or sooner determination of the term hereby granted (but relating in all cases to such wants of repair that accrued not later than the expiration or sooner determination as aforesaid)

(e) Forthwith after the service upon the Lessee of any notice affecting the Flat served by any person body or authority (other than the Lessors) to deliver a true copy thereof to the Lessors and if so required by the Lessors to join with the Lessors in making such representations to any such person body or authority concerning any proposals affecting the Flat as the Lessors may consider desirable and to join with the Lessors in any such appeal against any order or direction affecting the Flat as the Lessors may consider desirable

(f) (i) Not to assign transfer or underlet or part with possession of part of the Flat

(ii) During the last ten years of the term hereby granted not to assign underlet or part with the possession of the Flat as a whole or any Lessors' fixtures and fittings (if any) without the previous consent in writing of the Lessors such consent

not to be unreasonably withheld

(g) Within one calendar month after the same shall be executed or shall operate or take effect or purport to operate or take effect to produce to the Lessors' Solicitors every Transfer of this Lease or Mortgage or Legal Charge of this Lease of the Flat or any part thereof and also every underlease of the Flat or any part thereof for substantially the whole of the unexpired term and every Assignment of such Underlease and also every Probate Letters of Administration Order of Court or other instrument effecting or evidencing a devolution of the Title as regards the term hereby granted or any such Underlease as aforesaid for the purpose of registration and for such registration to pay such Solicitors a fee of Twenty pounds (plus Value Added Tax) or such other reasonable sum as the Lessors shall certify for such registration in respect of each such document or instrument so produced

(h) At all reasonable times during the said term on reasonable notice except in emergency to permit the Lessors or their agents and lessees with or without workmen and others to enter into and upon the Flat

or any part thereof for the purpose of repairing rebuilding upholding scouring cleaning or decorating the Building or any part thereof (other than the Flat) or any adjoining adjacent or contiguous premises the Lessors or their lessees as the case may be making good all damage occasioned thereby to the Flat

(i) At the expiration or sooner determination of the said term peaceably to surrender and yield up to the Lessors All and Singular the Flat together with all additions thereto and all Lessors' fixtures and fittings (if any) in good and substantial repair and order

(j) Not to instal or use or allow to be installed or used any additional means or forms of heating from that form already installed in the Flat Provided Always that this sub-clause shall not preclude the Lessee from installing and using additional gas and electric fires but only in such manner as not to overload the electrical circuit and wires of the Flat and to the satisfaction of the Eastern Electricity and Gas Board or their Successors

(2) If the Lessors and the Lessee shall fail to agree what constitutes the proper proportion of the

rates taxes assessments charges impositions and outgoings under sub-paragraph (b) of sub-clause (1) of this clause the matter shall be determined by the Lessors but if the Lessee or the Lessees of any of the other flats comprised in the Building shall be unwilling to accept the determination of the Lessors he or they shall be entitled to have the matter determined by an independent Surveyor nominated in default of agreement by the President of the East Anglian District of the Royal Institution of Chartered Surveyors whose fees shall be paid by the person or persons requiring such nomination to be made such last mentioned Surveyor's determination to be final and binding on the parties

5. THE LESSEE hereby covenants with the Lessors and with the owners and Lessees of the other flats comprised in the Building that the Lessee will at all times hereafter:

(i) Keep the Flat including all partition walls glass and the windows doors and frames thereof and the ceilings and floor thereof and the interior faces of the external walls and all cisterns tanks sewers drains and sanitary and water apparatus and the pipes electricity cables wires and appurtenances thereto belonging in good and substantial repair and decorative condition and in particular (but without prejudice to the generality of the foregoing) so as to give such

support shelter and protection to the parts of the Building other than the Flat as is consistent with the due performance of the Lessee's obligations herein contained

(ii) (a) Pay and contribute to the Lessors a one-sixth proportion of all monies expended by the Lessors in carrying out the obligations of the Fourth Schedule hereto such sum to be paid as to £50.00 on the signing hereof and thereafter by two payments to be made in advance on the First day of April and the First day of October in each year

(b) Pay an annual contribution towards the reserve fund referred to in the Fifth Schedule hereof of £100 by two equal payments in each year on the First day of April and the First day of October the first of such payments of £50.00 to be made on the signing hereof

(iii) Permit the Lessors their Surveyors or agents with or without workmen and others at reasonable times on notice to enter into and upon the Flat or any part thereof to view and examine the state and condition thereof and make good all defects decays and wants of repair of which notice in writing shall be given by the Lessors to the Lessee and for which the Lessee may be liable hereunder within three months after the giving of such

notice

(iv) Not to do or permit or suffer to be done any act or thing which may render any increased or extra premium to be payable for the insurance of the Flat or other parts of the Building or which may render void or voidable any policy for such insurance and to repay to the Lessors all expenses necessary by reason of any breach of this covenant committed by the Lessee

6. PROVIDED ALWAYS that if the Lessee shall fail to observe perform or fulfil the covenants on his part hereinbefore contained in relation to the repair of the Flat then and in any such case and as often as the same shall happen it shall be lawful for the Lessors (but without prejudice to any other remedy right or power available to the Lessors in respect of such default and notwithstanding any actual or constructive waiver of any previous cause or right of entry or re-entry or any other right or claim on the part of the Lessors) to enter upon the Flat and repair the same at the expense of the Lessee in accordance with the covenants and provisions herein contained and the amount expended by the Lessors or their agents on such repairs together with any professional fees incurred in connection therewith shall be repaid by the Lessee to the Lessors or their agents on demand and upon default shall be recoverable by action and shall carry interest at the rate of four percent per annum above Midland Bank PLC base rate for the time being in force until such

payment

7. THE Lessors HEREBY JOINTLY AND SEVERALLY COVENANT with the Lessee as follows:

- (a) That the Lessee paying the rents hereby reserved and performing and observing the several covenants and conditions and agreements herein contained and on the Lessee's part to be performed and observed shall and may peaceably and quietly hold and enjoy the Flat during the said term without any lawful interruption or disturbance from or by the Lessors or any person or persons rightfully claiming under or in trust for them
- (b) That the Lessors will require every person to whom they shall grant a Lease of any flat comprised in the Building to covenant to observe the restrictions and stipulations set forth or referred to in the First Schedule hereto
- (c) That (if so required by the Lessee and upon the Lessee indemnifying the Lessors against all costs and expenses in respect thereof and providing such security in respect of costs and expenses as the Lessors may reasonably require) the Lessors will enforce the covenants similar to those contained in Clause 5 hereof entered into or to be entered into by the Lessees of the other flats comprised in the Building
- (d) That (subject to the conditions and payment of the Lessee's contribution as hereinbefore provided) the Lessors will observe and perform the

obligations on their part set out in the Fourth Schedule hereto

(e) To maintain a reserve fund in accordance with the Fifth Schedule hereto

8. PROVIDED ALWAYS and it is hereby agreed that if the rents hereby reserved or any part thereof shall be unpaid for Twenty-one days after becoming payable (whether formally demanded or not) or if any covenant on the part of the Lessee herein contained shall not be performed or observed then and in any such case it shall be lawful for the Lessors at any time thereafter to re-enter upon the Flat or any part thereof in the name of the whole and thereupon this demise shall absolutely determine but without prejudice to any right of action or remedy of the Lessors in respect of any antecedent breach of any of the Lessees covenants or the conditions herein contained

9. PROVIDED FURTHER and it is hereby agreed that the Lessors shall not be liable or responsible for any inconvenience injury accident or damage which may at any time be suffered by the Lessee (either personally or in respect of the Flat or any other property of the Lessee therein) or by any member of the Lessee's family or any employee servant invitee or licensee of the Lessee and whether by reason of any act neglect or default of the Lessors or any servant of the Lessors or of any other lessee or through any defect in any fixtures fittings pipe wire guttering drain cable staircase landing or other thing in or about the



Building or any part thereof (including the Flat) unless the Lessors shall have been given previous written notice of such defect by the Lessee and shall have failed to remedy the same within a reasonable period PROVIDED THAT in respect of liability to any third party this exclusion shall have effect only in respect of sums in excess of the amount of the insurance effected by the Lessors pursuant to the provisions of Clause 1 of the Fourth Schedule hereto

10. (a) In this clause "Lessors' Obligations" means all obligations of the Lessors and any covenant or other term of this Lease or any document expressed to be supplemental to this Lease and all implied obligations of the Lessors under this Lease or any such document and "Breach" means any breach by the Lessor of the Lessors' Obligations or any of them

(b) IT IS HEREBY AGREED AND DECLARED that:

(i) no personal liability shall attach to the Joint Receivers or their firm in respect of any Breach whenever occurring; and

(ii) that the Lessee waives and releases the Joint Receivers and their firm from any personal liability under or in respect of this Lease howsoever the same may arise

11. IT IS HEREBY DECLARED that in this Deed words importing the masculine gender only shall include the feminine gender and words importing the singular number only shall include the plural number and vice versa and where there are two or more persons included in the

expression "the Lessee" covenants made by the Lessee shall be deemed to be made by such persons jointly and severally

12. SECTION 196 of the Law of Property Act 1925 as amended by the Recorded Delivery Act 1962 shall apply to these presents

13. 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 consideration exceeds Sixty thousand Pounds (£60,000.00)

IN WITNESS whereof the Joint Receivers for and on behalf of the Lessors and the Lessee have hereunto set their respective hands the day and year first before written

THE FIRST SCHEDULE above referred to
(Restrictions and Stipulations Imposed in
respect of the Flat)

1. Not to use the Flat or allow the same to be used for any purpose other than as a single private residence
2. Not to use the Flat for any purpose from which a nuisance can arise to the Lessors or any of the lessees and occupiers of any part of the Building or the owner or occupiers of any adjoining or adjacent property nor for any illegal or immoral purpose
3. To keep the floors (except the kitchen and bathroom) covered with carpet and heavy underfelt and to take

PLAN

every precaution for ensuring quietness in the Building including the placing of rubber insulators under any pianoforte gramophone wireless or television set or any sewing machine washing machine spin-dryer refrigerator or other machine kept in the Flat or take other effective means to deaden sound

4. Not to throw dirt rubbish rags or other refuse or permit the same to be thrown into the sinks baths lavatories cisterns or waste or soil pipes in the Flat but this restriction shall not operate so as to prevent the proper use of any sink disposal unit which may fitted in the Flat
5. No piano pianola radio television set loudspeaker gramophone record player or other instrument of any kind shall be played or used nor shall any singing be practised in the Flat so as to cause annoyance to the owners lessees or occupiers of the other flats comprised in the Building or so as to be audible outside the Flat between the hours of eleven pm and seven thirty am
6. Not to affix exhibit or paint on any door of the Flat or the Building or at or near any of the entrances thereto respectively or otherwise any plate name or notice except only in the space (if any) assigned by the Lessors for that purpose at the main entrance to the Building a plate or card bearing only the name of the Lessee and without any indication of his trade profession or business and not to exhibit in any window or upon any part of the Building either externally or

internally or on any part of the main entrance halls staircases landings or passages any other notice or advertisement whatsoever

7. No clothes or other articles shall be hung or exposed outside the Flat nor in the yard at the rear of the Building no flower box flower pot or other like object shall be placed on the external window sills or balcony of the Flat (if any) no mat or carpet shall be shaken outside the Flat and nothing shall be thrown out of the windows
8. No bird dog or other animal shall be kept in the Flat without the permission of the Lessors in writing which permission may at any time be withdrawn or revoked
9. Not to permit any safe or other article weighing more than six hundredweight to be brought into the Flat without the Lessors' written consent
10. To keep all windows properly cleaned both inside and out at least once in every month and to keep all window hinges regularly oiled or greased and to furnish and keep furnished all windows of the Flat with curtains of a type and style to the reasonable approval of the Lessors
11. Not to encumber or interfere with the access to or egress from or place or leave rubbish upon any part of the Building used in common with the other lessees of the Building nor allow any cycle perambulator bath-chair invalid carriage or other vehicles or thing or any goods or package belonging to such lessee or his servants or agents to be placed or remain upon any part

of the said Building used in common with the other lessees

12. To make certain that the outer door is kept closed at all times
13. Not to make or allow any person or persons or child or children under his control to make undue noise in or about the common parts of the Building or to loiter or play therein or thereon
14. To comply at all times with any requirements orders and regulations now or hereafter made by any local or other Authority pursuant to any statutory power or authority
15. To comply with all further or other rules and regulations made at any time and from time to time by the Lessors in addition to or in substitution for the foregoing rules and regulations or any of them which the Lessors may deem necessary or expedient for the safety care or cleanliness of the Building or any part thereof or for securing the comfort and convenience of all tenants in the Building PROVIDED ALWAYS that no such further or other rules or regulations may be made hereunder which shall subject the Lessee to any unusual or unreasonable burden

THE SECOND SCHEDULE above referred to

(Rights granted in respect of the Flat)

1. Full right and liberty for the Lessee and all persons authorised by him (in common with all other persons entitled to the like right) at all times by day or by

- right for the purpose of access to and egress from the Flat to use the entrance way main entrance hall passages staircases and landings in the Building leading to the Flat
2. The right of access to the gas and electricity meters situated on the ground floor of the Building
 3. The right to subjacent and lateral support and to shelter and protection from other parts of the Building not hereby demised and from the walls and roofs thereof
 4. The free and uninterrupted passage and running of water and soil gas and electricity from and to the Flat through the sewers drains and water-courses cables pipes and wires which now are or may at any time hereafter within eighty years from the date hereof be in or under or passing through the Building or any part thereof
 5. By way of general grant and not so as to restrict or affect the particular grants or rights hereinbefore contained all such rights and easements or quasi rights and quasi easements in through over or upon the other parts of the Building as are now used with or are appurtenant to the Flat as though the Flat and such other parts of the Building had hitherto belonged to different owners and such rights and easements or quasi rights and quasi easements had been acquired by prescription
 6. The right for the Lessee with servants workmen and others at all reasonable times on notice (except in the case of emergency) to enter into and upon other parts

of the Building for the purpose of performing any obligation of the Lessee under the Lessee's covenants hereinbefore contained (where such access shall be necessary for the performance of such obligation) subject to the Lessee or other the person or persons exercising such rights doing as little damage as possible to such parts of the Building so entered upon forthwith making good full compensation for any damage done

7. The benefit of the restrictions contained in the leases of the other flats comprised in the Building granted or to be granted
8. The right to use for all reasonable purposes connected with the use and enjoyment of the flat the amenity area shown edged blue on the plan annexed hereto marked Plan "A" and to place and use one dustbin in such place in the amenity area as the Lessors may reasonably provide for such purpose

THE THIRD SCHEDULE above referred to

(Exceptions and reservations in respect of the Flat)

There is excepted and reserved unto the Lessors and the lessees of the other flats comprised in the Building:

1. Easements rights and privileges over and along and through the Flat equivalent to those set forth in paragraphs 3, 4, 5 and 6 of the Second Schedule to this Lease
2. Power for the Lessors and their Surveyors or agents

with or without workmen and others at all reasonable times on reasonable notice (except in case of emergency) to enter the Flat for the purposes of performing any of the Lessors' obligations under this Lease or carrying out any other work to the Building doing thereby as little damage to the Flat as may be and forthwith making good or making full compensation for any damage done including where appropriate a right of access to the roof space through the trap door in the flat placed there for that purpose

THE FOURTH SCHEDULE above referred to

(Obligations of the Lessors referred to in Clause 7 (d))

1. At all times during the said term (unless such insurance shall be vitiated by any act or default of the Lessee or the occupier of any other flat comprised in the Building) to insure and keep insured the Building against loss or damage by fire and such other perils as are usually included in a comprehensive insurance policy to the full replacement value thereof (as from time to time determined by the Lessors' surveyor) and also against Third Party liability and against such other risks as the Lessors shall from time to time in their absolute discretion consider necessary in some insurance office of repute (with the interest of the Lessee and any mortgage in respect of the Flat being noted on demand) and whenever required so to do to produce to the Lessee the

policy or policies of such insurance and the receipt for the last premium for the same and will in the event of the Building being damaged or destroyed by fire as soon as reasonably practicable lay out the insurance monies in the repair re-building or reinstatement of the Building

2. To keep in good and substantial repair and condition throughout the term hereby granted:

(a) The roofs the gutters pipes and all other drains and other devices for conveying rainwater from the Building

(b) The main structure of the Building including in particular (but not by way of limitation) the foundations and exterior walls thereof

(c) The passages staircases landings entrances amenity area and all other parts of the Building enjoyed or used by the Lessee in common with the other lessees or occupiers of the Building

(d) The gas and water pipes conduits ducts sewers drains and electricity wires and cables and all other gas water sewage drainage electric and ventilation installations in under or upon the Building and enjoyed or used by the Lessee in common with other lessees or occupiers of the Building but excluding such installations and services as are incorporated in and exclusively serve the Flat

(e) The entry phone security system and communal television aerial provided that the Lessors shall

not be responsible (except at the cost of the Lessee) for carrying out any repairs or redecoration which are rendered necessary by reason of any act neglect or default of the Lessee or the Lessee's family servants invitees or licencees

3. To keep (so far as practicable) cleansed reasonably lighted and in tidy condition the passages staircases entrances paths forecourt and driveways and all other parts of the Building enjoyed or used by the Lessee in common with the other lessees or occupiers of the Building PROVIDED ALWAYS that the Lessors shall not be liable to the Lessee for any failure in or interruption of such services due to circumstances beyond the reasonable control of the Lessors and PROVIDED FURTHER that the Lessors may alter or modify the services referred to in this sub-clause and the number of the staff and servants referred to in sub-clause 5 hereof if by reason of any change of circumstances during the term hereby granted such alteration or modification is in the opinion of the Lessors reasonably necessary or desirable in the interest of good estate management or for the occupiers of the Building
4. To paint varnish or oil all wood and iron work of the exterior of the Building and all parts of the entrances entrance halls passages staircases landings and any other parts thereof (not comprised in any of the flats in the Building) which are usually painted varnished or oiled with two coats of good paint varnish or oil

- in every fifth year of the said term
5. To employ such person or persons as shall be reasonably necessary for the due performance of the covenants on their part herein contained and for the proper management of the Building and in particular but without prejudice the generality of the foregoing to employ (if the Lessors shall see fit) a firm of chartered or other professional managers of property to handle the management of the Building and the proper fees of such firm according to the recognised scale or scales in force from time to time shall be added to the other expenses incurred by the Lessors under the provisions of this Lease
 6. To keep or cause to be kept proper books of account of all costs charges and expenses incurred in carrying out their obligations hereunder and of all contributions received by the Lessors or their agents for the time being from the lessees of the flats in the Building in accordance with the covenants in that behalf in their respective Leases and to produce such books of account to the Lessee whenever required to do so

THE FIFTH SCHEDULE above referred to

1. The Lessors shall maintain a reserve fund to accumulate in advance the expected cost of the following items of work to the Building ("reserve fund works")
 - (a) major repairs to the roof and foundations
 - (b) exterior decoration

2. The Lessors shall hold the reserve fund in trust for those for the time being liable to pay the cost of reserve fund works
3. The Lessors shall estimate the contribution needed by the reserve fund each year and that sum is a service cost when calculating the service charge
4. In any year in which the whole estimated contribution to the reserve fund is not received because part of the building is not let on terms that the tenant contribute, the Lessors shall pay the balance into the reserve fund
5. The cost of any reserve fund works shall be paid from the reserve fund, and only if and to the extent that the fund is insufficient is to be charged as a service cost
6. The reserve fund is to be deposited at interest, and all interest earned added to the fund
7. Every service charge statement is to include a statement of the balance of the reserve fund and of the income and expenditure since the previous statement

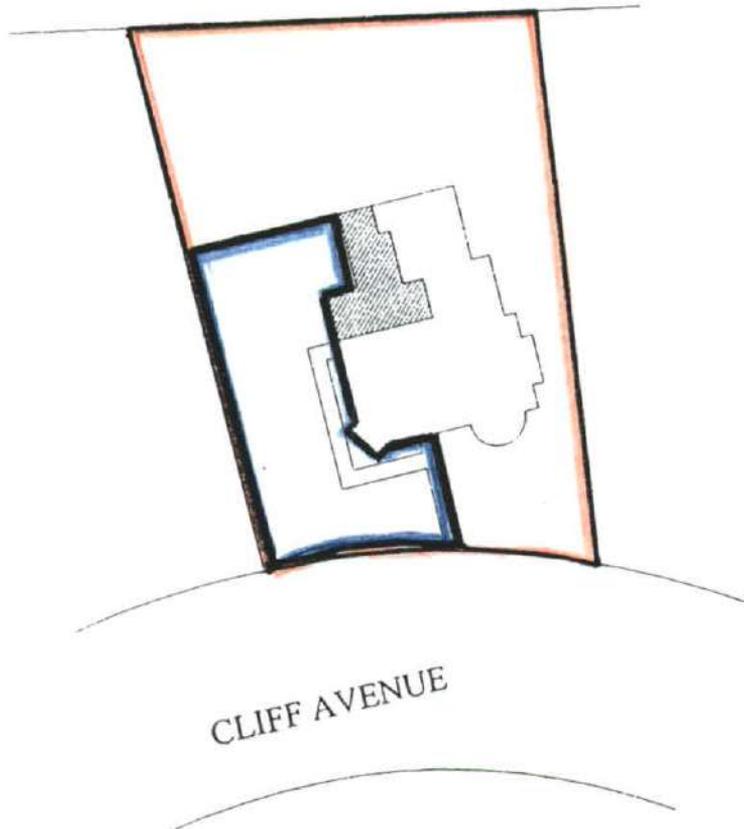
SIGNED AS A DEED for and on
behalf of the Lessors by the
Joint Receivers in the presence of:-

Nigel Baillie
CHARITRED SURVEYOR

NIGEL SCULTON
42 COLLEGE ROAD
NEWICH



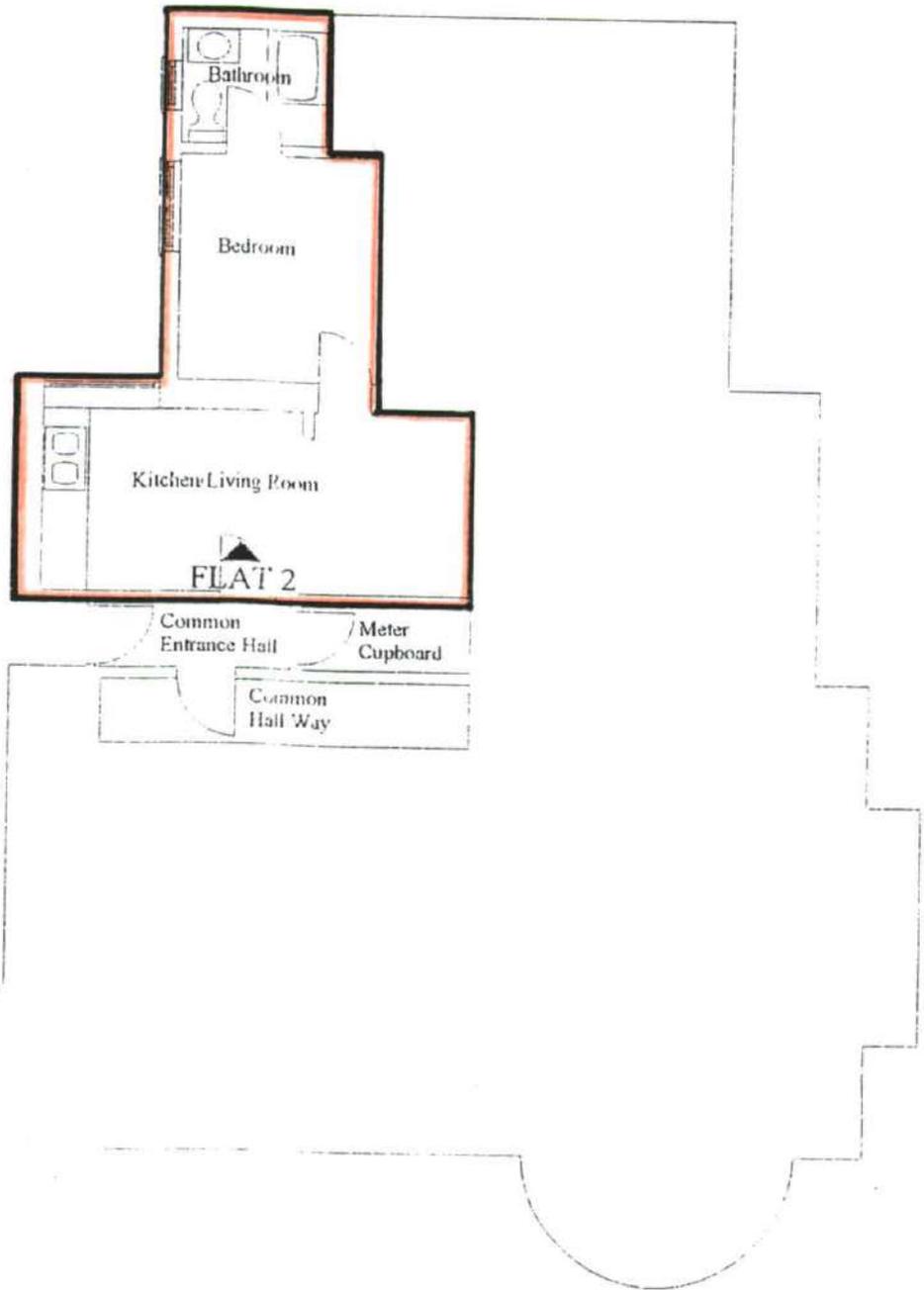
PLAN "A"



LEASE PLAN
Re: Flat 2, Woodene, 12 Cliff Avenue, Cromer, Norfolk.
Site Plan - Scale 1: 500

William H Brown Professional Services,
3 Tombland, Norwich, NR3 1HE.

PLAN "B"



GROUND FLOOR PLAN

LEASE PLAN

Re: Flat 2, Woodene, 12 Cliff Avenue, Cromer, Norfolk.
Ground Floor Plan - Scale 1:100

William H Brown Professional Services
3 Tombland, Norwich, NR3 1HE.

RESIDENTIAL

HOMEBUYERS

Search Report

Date

25-09-2018

Report Reference

18502325

Address

Flat 2, 12, Cliff Avenue, Cromer,
NR27 0AN

Grid Reference

622163 341861

PROFESSIONAL OPINION

Contaminated Land



PASSED

Groundsure considers there is not a **High Potential Risk*** that the site will be identified as **Contaminated Land****. No further action is required in relation to Contaminated Land.

**High Potential Risk* is the level of risk which results in 1% of reports being In Need of Further Assessment.
** within the meaning set out in Part 2A of the Environmental Protection Act 1990

Natural Ground Subsidence



PASSED

The property or an area within 25m has been assessed to have a **Negligible-Very Low** potential for natural ground subsidence. **Please see Section 5.9 for further information.**

River, coastal and surface water flooding



NEGLIGIBLE

The property or an area within 25m has been assessed to be at Negligible risk of flooding. The JBA Insurability Index is **Green** for this property. **Please see the Overview and Guidance section for further information.**

Energy



IDENTIFIED

The property has been identified to lie within 5km of one or more energy features. **Please see section 7 for further information.**



No significant issues identified



Issues have been identified. Further investigation is recommended.



Some issues have been identified which a prudent purchaser may wish to investigate further.

Other Considerations

Potential Infilled Land

Groundsure have not identified any past activities that can cause structural problems on or in proximity to the property.

Coal Mining

The study site does not lie in an area which may be affected by coal mining.

BGS Non-Coal Mining

The British Geological Survey (BGS) have not identified a risk of non-coal mining at the property.

Development Constraints

The property has not been identified to lie within or in close proximity to any designated areas which may restrict development at the site. Please note this relates solely to the environmental and cultural designations listed in Section 4 of this report.

Groundwater flooding

The site or an area in close proximity is considered to have limited potential for groundwater flooding to occur. Please refer to the Detailed Findings and Section 5.8 for further guidance.

Radon

The study site is not in a radon affected area, as less than 1% of homes are above the action level. Please refer to the Detailed Findings and Section 5.10 and 5.11 for further guidance.

HS2 and Crossrail 1

The property does not lie within 5km of the proposed High Speed 2 (HS2) train route or within 500m of the proposed Crossrail 1 train route. No further recommendations are necessary. Please note that this assessment takes account of both the original Phase 2b proposed route and the amended route proposed in 2016. As the Phase 2b route is still under consultation, Groundsure are providing information on both options until the final route is formally confirmed. Practitioners should take account of this uncertainty when advising clients.

Please note that no physical inspection of the property has been carried out in the preparation of this report. If you need any further assistance, please do not hesitate to contact our helpline on 0844 249 9202 quoting reference: 18502325

Environmental Overview and Guidance

Recommendations - Flood

Groundsure consider that the area within 25m of the centre of the property has a **Negligible** risk of flooding. Please note this rating is calculated using a weighted assessment of fluvial, coastal and pluvial risk and historic flood events only.

Recommendations

A **Very Low** risk of tidal/fluvial flooding and a **Negligible** risk of surface water (pluvial) flooding have been identified within 25m of the centre of the property. Please refer to the individual flood assessment sections below for further specific guidance. Alternatively flood resistance measures may assist in reducing the flood risk to the property.

Please be aware that this is an automated assessment based upon the highest flood risk found within 25m of the centre of the property. Therefore a purchaser may wish to check the maps provided within this report to confirm whether the flood risk area lies on or in close proximity to the property. If you would like Groundsure to manually assess the property a £35 + VAT fee may be applicable. Please note this manual assessment does not include a site visit.

JBA Overall Insurability Index

Guidance

The property has been rated as **Green** within JBA's Insurability Index. **Green** indicates a level of flood hazard such that (subject to terms, applicant's status and individual insurers' approach to risk, exclusions to the Flood Re scheme and any other factors which may be relevant), insurance covering flood risk may be obtainable relatively easily as part of a standard household insurance contract. This rating is calculated by JBA and is based entirely on JBA's modelled river, coastal and pluvial flood risk data. This data is used by a large number of top insurance companies in order to assess flood risk, though individual insurers may also have recourse to further information not used in this assessment such as claim history, and is indicative rather than definitive.

On the 4th April 2016 the Flood Re scheme was implemented. The scheme is designed to provide affordable household insurance for residential properties within the UK, which are perceived to have a high flood risk. Insurance companies are able to cede residential properties they consider to have a flood risk into the Flood Re scheme. Annual premiums and excesses are then capped depending on the council tax band for individual properties.

There are some exclusions to the Flood Re scheme and these include; commercial properties (including buy to let), new homes built after 1st January 2009 and blocks of flats with three or more units. Flood Re is designed to run for 25 years, to allow time for the Government, local authorities, insurers and communities to become better prepared for flooding. After this period, the market is expected to return to risk reflective pricing, and properties with flood risks that have not been mitigated may face significantly increased premiums and/or difficulty in obtaining cover.

The JBA Insurability Index is categorised on a fivefold scale and also includes a statement of the possibility of insurance companies ceding the property into the Flood Re scheme (subject to terms, applicant's status and individual insurers' approach to risk, historical flooding events at the property, exclusions to the Flood Re scheme and any other factors which may be relevant),-

- **Green** indicates a level of flood hazard such that insurance covering flood risk may be obtainable relatively easily as part of a standard household insurance contract. Very low possibility of insurance companies ceding the property into the Flood Re scheme unless the property has flooded in the past.
- **Amber** indicates a level of flood hazard such that insurance covering flood risk may be available but may be subject to increased premiums and non-standard and/or additional terms. Low possibility of insurance companies ceding the property into the Flood Re scheme unless the property has flooded in the past.
- **Red** indicates a level of flood hazard such that standard priced insurance covering flood risk may be more difficult to obtain. Low to moderate possibility of insurance companies ceding the property into the Flood Re scheme unless the property has flooded in the past.
- **Black 1** indicates a level of flood hazard such that standard priced insurance covering flood risk may be significantly more difficult to obtain. Moderate to high possibility of insurance companies ceding the property into the Flood Re scheme, especially if the property has flooded in the past.
- **Black 2** indicates a level of flood hazard such that standard priced insurance covering flood risk may be extremely difficult to obtain. High possibility of insurance companies ceding the property into the Flood Re scheme, especially if the property has flooded in the past.

Please note that due to the methodology employed to produce the dataset, JBA insurability ratings are only suitable for individual residential properties and as such any rating given for commercial property should be considered invalid. As this index is indicative we recommend a number of insurers are contacted in order to obtain a comparative quote.

Risk of Flooding from Rivers and the Sea (RoFRaS)

As the site lies within or in close proximity to an area with a **Very Low** risk rating in the RoFRaS database no further recommendations are required.

Guidance

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the likelihood of flood defences overtopping or breaching by considering their location type condition and standard of protection.

A number of major insurance companies refer to this information within their risk model although they may also utilise additional information such as claims histories which may further influence their decision. Where a High risk of flooding is identified there is a much higher likelihood of increased insurance premiums or the flood risk part of the insurance premium being ceded to Flood Re. Property owners of sites within Low and Medium risk areas are still considered to be at risk of flooding and insurance premiums may be increased as a result. Owners of properties within Low, Medium and High risk areas are advised to sign up to the Environment Agency/Natural Resources Wales's Flood Warning scheme on 0345 988 1188 or at www.environment-agency.gov.uk. Please see Section 5.1 for further details. Additionally a prudent purchaser may wish to consider reducing the impact of flooding at the property by installing flood protection measures at the site if risks have been identified. Such measures may help reduce the effects of flooding at the property if flood defences are absent or are breached and may assist in obtaining insurance for the site. Further information on flood protection measures can be obtained by contacting Groundsure.

Surface Water Flooding

The study site or an area within 25m of the centre of the study site has been assessed to be at a **Negligible** risk of surface water (pluvial) flooding. This indicates that this area would be expected to be affected by surface water flooding in a 1 in 1000 year rainfall event to a depth of less than 0.1m.

Guidance

Surface Water (pluvial) flooding is defined as flooding caused by rainfall-generated overland flow before the runoff enters a watercourse or sewer. In such events, sewerage and drainage systems and surface watercourses may be entirely overwhelmed.

Surface Water (pluvial) flooding will usually be a result of extreme rainfall events though may also occur when lesser amounts of rain falls on land which has low permeability and/or is already saturated, frozen or developed. In such cases overland flow and 'ponding' in topographical depressions may occur. This data is provided by JBA Risk Management. Please see Section 5.7 for further details.

Historic Flood Events

The site is not recorded to have been subject to historic flooding. However the absence of data does not provide a definitive conclusion that the site has never flooded, only that the Environment Agency/Natural Resources Wales hold no record of any flooding at the site.

Guidance

Over 23,500 separate events are recorded within the Environment Agency/Natural Resources Wales's national database on historic flood events. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded but only that the national Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Local Environment Agency/Natural Resources Wales offices and Local Authorities may have records of smaller-scale flooding and homeowners are also advised to check their TA6 Property Information form for any records of flooding. A record of a flood footprint in previous years does not mean that an area will flood again and this information does not take account of flood management schemes and improved flood defences. Please see Section 5.6 for further details.

Areas Benefiting from Flood Defences

The property does not lie in or within 25m of an area the Environment Agency/Natural Resources Wales consider to benefit from flood defences. Property-level defences and some older schemes may not be included in the Environment Agency/Natural Resources Wales database of areas considered to benefit from flood defences.

Guidance

These are areas that may benefit from the presence of major defences during a 1% fluvial (river) or 0.5% tidal flood event. These areas would flood if the defence were not present but may not flood because the defence is present.

Proposed Flood Defences

The property does not lie in or within 25m of an area the Environment Agency/Natural Resources Wales consider to benefit from proposed flood defences.

Guidance

Flood defences seek to reduce the risk of flooding and to safeguard life, protect property, sustain economic activity and the natural environment. Flood defences are designed to protect against flood events of a particular magnitude expressed as risk in any one year.

Flooding from Groundwater

There is **limited potential** for groundwater flooding to occur at the study site. Where limited potential for groundwater flooding to occur is indicated this means that although given the geological conditions there may be a groundwater flooding hazard unless other relevant information e.g. records of previous flooding suggests groundwater flooding has occurred before in this area you need take no further action in relation to groundwater flooding hazard.

Guidance

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 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.

Flood Storage Areas

The property does not lie in or within 25m of a Flood Storage Area.

Guidance

Flood Storage Areas are considered part of the functional flood plain and are areas where water has to flow or be stored in times of flood.

Flood Risk Framework

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk as assessed within the Environment Agency/Natural Resources Wales's RoFRaS database in addition to surface water (pluvial) flooding and historic flood events.

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Overview of Findings

Factor	Assessment	Subsection
Potentially Contaminative Historical Land Uses		
1:10,000 & 1:10,560 scale Historical Data	Passed	1.1
Potentially Infilled Land (1:10,000 & 1:10,560 scale survey)	Identified	1.2
Additional Information 1:2,500 scale Historical Data		
Historical Tanks	Passed	1.3
Historical Energy Features	Passed	1.4
Historical Petrol Stations	Passed	1.5
Historical Garage / Vehicle Repair	Passed	1.6
Historical Military / Ordnance Sites	Passed	1.7
Landfill and Waste Sites		
Landfill Sites	Passed	2.1
Landfills from Local Authority and Historical Mapping Records	Passed	2.2
Waste Treatment, Transfer or Disposal Sites	Passed	2.3
Environment Agency/Natural Resources Wales Licensed Waste Sites	Passed	2.4
Industrial Sites and Processes		
Potentially Contaminative Industrial Sites	Passed	3.1
Petrol & Fuel Sites	Passed	3.2
Historic IPC Authorisations	Passed	3.3
Part A(1) Authorised Processes	Passed	3.4
Part A(2) and Part B Authorised Processes and Enforcements	Passed	3.5
Red List Discharge Consents	Passed	3.6
Water Industry Referrals	Passed	3.7
List 1 Dangerous Substances	Passed	3.8
List 2 Dangerous Substances	Passed	3.9
Dangerous or Hazardous Sites	Passed	3.10
Sites Determined as Contaminated Land under Part 2A EPA 1990	Passed	3.11
Environment Agency/Natural Resources Wales Recorded Pollution Incidents	Passed	3.12
Hazardous Substance Consents and Enforcements	Passed	3.13
Environmental Setting		
Sites of Special Scientific Interest (SSSI)	Yes	4.1
Ramsar Sites	No	4.2
National Nature Reserves (NNR)	No	4.3
Special Areas of Conservation (SAC)	Yes	4.4
Special Protection Areas (SPA)	No	4.5
Local Nature Reserves (LNR)	No	4.6
World Heritage Sites	No	4.7
Areas of Outstanding Natural Beauty (AONB)	Yes	4.8
National Parks (NP)	No	4.9
Green Belt	No	4.10
Designated Ancient Woodland	No	4.11

Factor	Assessment	Subsection
Natural Hazards & Additional Factors		
What is the maximum Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating within 25m of the centre of the property?	Very Low	5.1
Are there any Areas Benefiting from Flood Defences within 250m?	No	5.2
Are there any flood defences within 250m of the study site?	No	5.3
Are there any Proposed Flood Defences within 250m of the study site?	No	5.4
Are there any Areas Used for Flood Storage within 250m?	No	5.5
Has the site or an area within 25m been subject to past flooding as recorded by the Environment Agency/Natural Resources Wales?	No	5.6
What is the maximum Surface Water flood risk identified within 25m of the centre of the property?	Negligible	5.7
What is the maximum susceptibility to Groundwater Flooding in proximity to the study site?	Limited potential	5.8
Natural Ground Subsidence	Negligible - Very Low	5.9
Radon	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level	5.10
Radon Protective Measures	No radon protective measures are necessary	5.11
Mining		
Coal Mining	No	6.1
BGS Non-Coal Mining	Unclassified	6.2
Mining Cavities	No	6.3
Natural Cavities	No	6.4
Historical Mining	No	6.5
Historical Underground Workings	No	6.6
Energy		
Existing oil, gas, shale gas or coalbed methane wells	No	7.1
Proposed oil, gas, shale gas or coalbed methane wells	No	7.2
Existing wind farms	No	7.3
Proposed wind power projects	Yes	7.4
Existing solar farms	Yes	7.5
Proposed solar farms	Yes	7.6
Existing power stations	No	7.7
Existing Nuclear Establishments	No	7.8
Proposed Energy and other large Infrastructure Projects	No	7.9
Additional Information		
Ofcom Sitefinder Mobile Phone Mast Records	No	8.1
Mobile Phone Mast Planning Records	No	8.2
Overhead Electricity Transmission Lines and Pylons	No	8.3

Aerial Photograph



Aerial photography supplied by Getmapping PLC.
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Site Address: Flat 2, 12, Cliff Avenue, Cromer, NR27 0AN
Grid Reference: 622163 341861
Date of aerial image capture: 07-07-2014

Notes on Professional Assessments

Professional Assessment of Contaminated Land

Please note that this assessment takes account of the following data: historical land use, landfill and waste transfer/treatment or disposal sites, scrap yards, current industrial uses (as defined by PointX data), Part A(1), A(2) and B Processes, COMAH and NIHHS sites, Dangerous Substances releases, RAS consents, Discharge and Red List Discharge consents, EPA 1990 sites, Pollution Incidents and Hazardous Substance Consents and Enforcements. This information is listed in this report. The Professional Assessment of Contaminated Land does not include assessment of the risk presented by natural hazards such as radon, subsidence or flooding or for past or present coal mining activity. No physical inspection of the property has been carried out.

Our risk assessments assume that the Site will be used for residential accommodation. The report is not suitable for non-domestic properties or for identifying risks for developments at the planning stage in accordance with National Planning Policy Framework (NPPF).

Professional Assessment of Flood Risk

Please note this assessment is based entirely on information provided by the Environment Agency/Natural Resources Wales (river/coastal flooding) and JBA Risk Management (pluvial/surface water flooding).

JBA Insurability

Please note that this assessment is produced by JBA Risk Management and is based entirely on their own modelled data for river flooding, coastal flooding and surface water flooding. As JBA have modelled this data in-house, there may be times when JBA's assessment of river and coastal flood risk will differ from that modelled by the Environment Agency/Natural Resources Wales. If you require further explanation of the insurability data, please contact Groundsure.

Introduction to Detailed Findings

All mapped features within this report are given an identification number. This number identifies the feature on the maps which precede the following data sections. All distances provided are in metres and directions are given as compass headings.

Section 1.1 - Historical maps are a widely recognised source of information for investigating site history. Nevertheless, analysis of mapping at 1:10,560 and 1:10,000 scale will not always provide a complete site history. If you are concerned about the former uses of a site, we would advise additional analysis of planning records and/or more detailed historical mapping.

Please note that the number of records identified relates to areas subject to potentially contaminative former activities and these do not necessarily correspond to the number of sites found within these areas.

Section 1.2 - Systematic analysis of historical maps can highlight areas which, over time, have the potential to have been infilled with various materials. Such areas can relate to such features as ditches, ponds, clay pits, brickfields and quarries. Areas of infill do not always refer to landfill sites, although they may sometimes indicate the presence of such sites. Such areas are normally infilled with inert materials, although in some cases contaminative materials may have been used.

Sections 1.3 to 1.6 – Selected highly contaminative land uses have been extracted from 1,2,500 and 1,1,250 scale historical mapping. This database covers the majority of the UK from the first available map, but where areas of the UK are not covered it is indicated in the report as “No Data Available”. This indicates that no assessment of the risk from these features is included in the report. In this instance if you are still concerned about the former uses of a site, we would advise additional analysis of planning records and/or more detailed historical mapping.

Section 1.7 – Certain military installations were not noted on historic mapping for security reasons. Whilst not all military land is necessarily of concern, Groundsure has researched and digitised a number of Ordnance Factories and other military industrial features (e.g. Ordnance Depots, Munitions Testing Grounds) which may be of contaminative concern. This research was drawn from a number of different sources, and should not be regarded as a definitive or exhaustive database of potentially contaminative military installations. The boundaries of sites within this database have been estimated from the best evidence available to Groundsure at the time of compilation.

Section 2 - This information is gathered from a wide range of sources including the Environment Agency/Natural Resources Wales (Agency) and the British Geological Survey (BGS). Data supplied by Environment Agency/Natural Resources Wales refers to waste management licences required by anyone involved in waste disposal under the Environmental Protection Act 1990. A survey by the BGS undertaken in 1972/3 provides data on some older landfill sites, which were not subject to this legislation.

Section 3.1 – The answer to this question is based on searches of current industrial data provided by PointX

Section 3.2 – The answer to this question is based on searches of current and recent petrol stations provided by Catalist.

Sections 3.3, 3.4, 3.6-3.11 and 3.14 – This information is supplied by the Environment Agency/Natural Resources Wales.

Section 3.5, 3.13 and 3.15 – This information is supplied by Local Authorities.

Section 3.12 – This information is supplied by the Health and Safety Executive.

Section 5.1 – The answer to this question is based upon a 50m search radius from the centre of the search location. This information is supplied by the Environment Agency/Natural Resources Wales.

Sections 5.2 to 5.6 – The answers to these questions are based upon a 250m search radius from the centre of the search location. This information is supplied by the Environment Agency/Natural Resources Wales.

Sections 5.8-5.9 – The answer to this question is based upon a 50m search radius from the centre of the search location.

Section 6.1 – The answer to this question is based upon information found within 50m of the search centre.

Sections 6.2 and 6.4 – These databases provide an indication of “non-coal” mining and natural ground cavities. They are used to provide an indication that activities that have the potential to cause ground instability issues are present in the general vicinity of the property. However the accuracy of the data is not sufficient to confirm if the property will be directly affected.

Sections 6.5 and 6.6 - Systematic analysis of historical maps can highlight areas where either mining or underground workings have occurred in the past. The information is taken from features presented on historical maps which do not indicate the distance or direction which underground or mining workings extend beneath the surface. e.g features such as mine shafts only indicate the entrance to a mine, and by inference indicate the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g.air shafts for underground railways.

Section 8.1 and Section 8.2 - Provides information on records of Ofcom-registered mobile phone masts and mobile mast planning records up to 250m.

Section 8.3 – Please be aware that the findings contained within the overhead power transmission lines section is based upon information found within Ordnance Survey OpenData.

1. Past Land Use

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.

Are there any potentially contaminative past land uses within 250m of the search centre?	Yes
Risk Assessment	Passed

Guidance: These findings are not of concern. No further action is recommended.

Distance (m)	Direction	Use	Date
51	NE	Nursery	1927
53	NE	Nursery	1952
211	S	Unspecified Mill	1952
222	W	Unspecified Pit	1885
227	W	Unspecified Pits	1907
228	W	Unspecified Ground Workings	1930
228	W	Unspecified Pit	1927
228	W	Unspecified Ground Workings	1907
229	W	Unspecified Pit	1952
233	W	Unspecified Pit	1885
242	W	Unspecified Ground Workings	1930
242	W	Unspecified Ground Workings	1907

1.2 Potentially Infilled Land

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

Are there areas of potentially infilled land within 250m of the search centre?	Yes
--	-----

Guidance: These findings are not of concern. No further action is recommended.

The following Historical Surface Ground Working Features derived from the Historical Mapping information is provided by Groundsure:

Distance (m)	Direction	Use	Date
222	W	Unspecified Pit	1885
227	W	Unspecified Pits	1907
228	W	Unspecified Ground Workings	1930
228	W	Unspecified Pit	1927
228	W	Unspecified Ground Workings	1907
229	W	Unspecified Pit	1952
233	W	Unspecified Pit	1885

Distance (m)	Direction	Use	Date
242	W	Unspecified Ground Workings	1930
242	W	Unspecified Ground Workings	1907

1.3 Additional Information – 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.

Are there any historical tanks within 100m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found. No further action is recommended.

1.4 Additional Information – 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.

Are there any historical energy features within 100m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found. No further action is recommended.

1.5 Additional Information – Historical Petrol Station Database

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

Are there any historical petrol stations within 100m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found. No further action is recommended.

1.6 Additional Information – 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.

Are there any historical garage and motor vehicle repair sites within 100m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found. No further action is recommended.

1.7 Historical Military/Ordnance Sites

Analysis of historic military records has identified the following information.

Are there any historical military industrial sites known to Groundsure within 100m of the search centre?	No
Risk Assessment	Passed

Guidance: Database searched and no data found. No further action is recommended.

2. Landfill and Waste Sites

Landfill and Waste Sites Map



Landfill and Waste Sites Map

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2.1 Landfill Sites

Are there any operational or non-operational landfill sites within 500m of the search centre?	No
Risk Assessment	Passed

Guidance: Groundsure has searched this database and no data was found. No further action is recommended

2.1.1 Environment Agency/Natural Resources Wales Active Landfill Sites

Database searched and no data found.

2.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites

Database searched and no data found.

2.1.3 British Geological Survey / DoE Landfill Site Survey

Database searched and no data found.

2.2 Records of Landfills in Local Authority and Historical Mapping Records

Are there any additional Landfills in Local Authority and Historical Mapping records within 500m of the search centre?	No
Risk Assessment	Passed

Guidance: Groundsure has searched this database and no data was found. No further action is recommended.

2.3 Waste Sites

Are there any operational or non-operational waste treatment, transfer or disposal sites within 500m of the search centre?	No
Risk Assessment	Passed

Guidance: Groundsure has searched this database and no data was found. No further action is recommended.

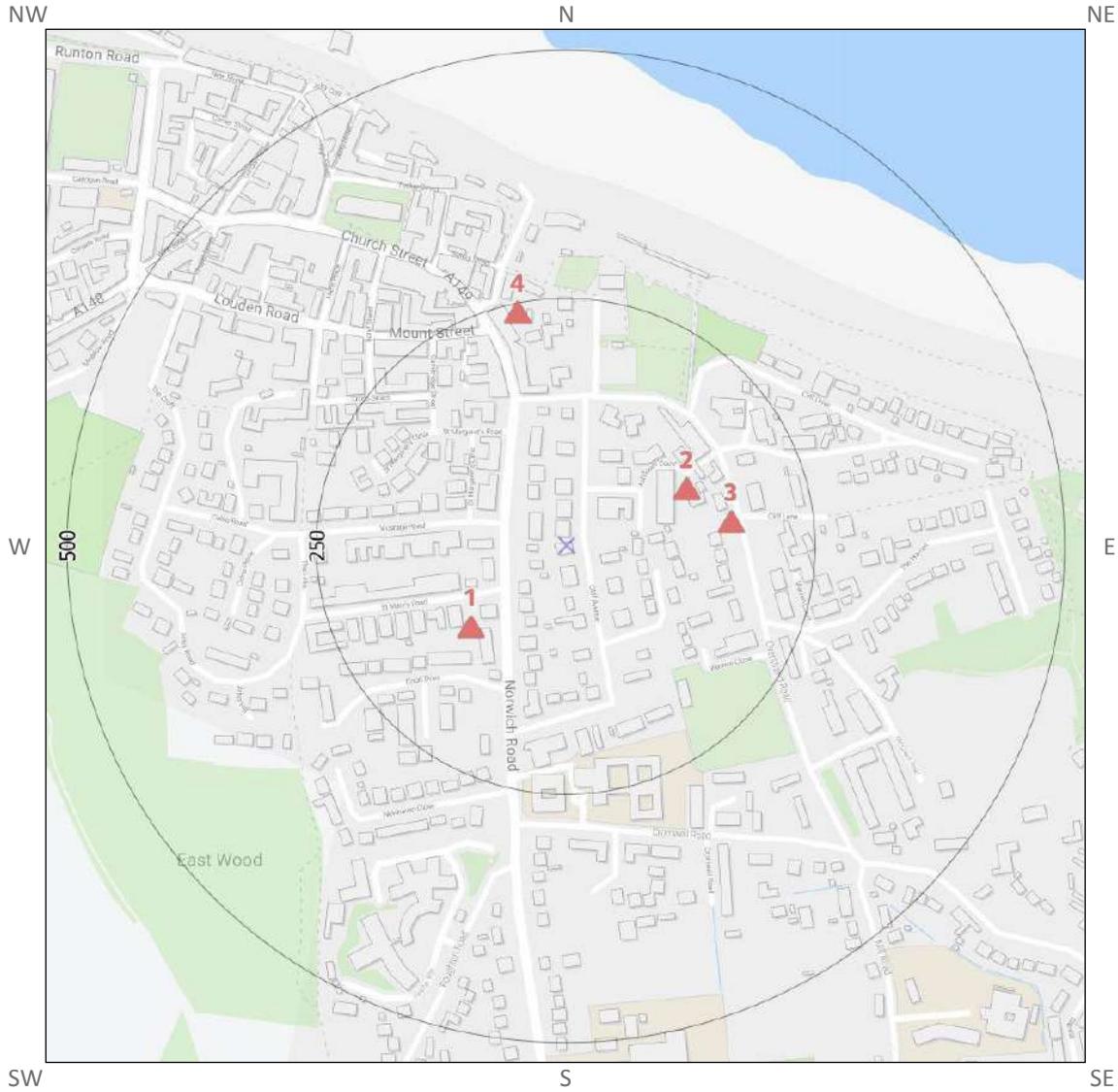
2.4 Environment Agency/Natural Resources Wales Licensed Waste Sites

Are there any Environment Agency/Natural Resources Wales Licensed Waste Sites within 500m of the search centre?	No
Risk Assessment	Passed

Guidance: Groundsure has searched this database and no data was found. No further action is recommended.

3. Industrial Sites and Processes

Industrial Sites and Processes Map



Industrial Sites and Processes Map

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- | | | | | | |
|--|--------------------|--|--|--|-----------------------------------|
| | Site Centre | | Potentially Contaminative Industrial Sites | | EPA1990 |
| | 250 | | List 1 Dangerous Substance | | COMAH/NIHHS Sites |
| | 500 | | List 2 Dangerous Substance | | Recorded Pollution Incidents |
| | Search Buffers (m) | | Red List Discharge Consents | | Part A(2) & Part B Authorisations |
| | | | Water Industry Referrals | | Historic IPC Authorisations |
| | | | | | Part A(1) and IPPC Authorisations |

3.1 Potentially Contaminative Industrial Sites

Are there any potentially contaminative industrial sites within 250m of the search centre?	Yes
Risk Assessment	Passed

Guidance: These findings are not of concern. No further action is recommended.

The following records are represented as points on the Industrial Sites and Processes map.

ID	Distance (m)	Direction	Company	Address	Activity	Category
1	126	SW	Electricity Sub Station	NR27	Electrical Features	Infrastructure and Facilities
2	134	NE	Electricity Sub Station	NR27	Electrical Features	Infrastructure and Facilities
3	167	E	Electricity Sub Station	NR27	Electrical Features	Infrastructure and Facilities
4	241	N	Electricity Sub Station	NR27	Electrical Features	Infrastructure and Facilities

3.2 Petrol and Fuel Sites

Are there any petrol and fuel sites within 250m of the search centre?	No
Risk Assessment	Passed

Guidance: Groundsure has searched this database and no data was found. No further action is recommended.

3.3 Historic IPC Authorisations

Records of historic IPC Authorisations within 500m of the study site:	No
Risk Assessment	Passed

Guidance: Groundsure has searched this database and no data was found. No further action is recommended.

3.4 Part A(1) Authorised Processes

Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:	No
Risk Assessment	Passed

Guidance: Groundsure has searched this database and no data was found. No further action is recommended.

3.5 Part A(2) and Part B Authorised Processes and Enforcements

Are there any Part A(2) and Part B Authorised Processes and Enforcements within 250m of the search centre?	No
Risk Assessment	Passed

Guidance: Groundsure has searched this database and no data was found. No further action is recommended.

3.6 Red List Discharge Consents

Are there any Red List Discharge Consents within 250m of the search centre?	No
Risk Assessment	Passed

Guidance: Groundsure has searched this database and no data was found. No further action is recommended.

3.7 Water Industry Referrals

Are there any Water Industry Referrals within 250m of the search centre?	No
Risk Assessment	Passed

Guidance: Groundsure has searched this database and no data was found. No further action is recommended.

3.8 List 1 Dangerous Substances

Are there any List 1 dangerous substance inventory sites within 500m of the search centre?	No
Risk Assessment	Passed

Guidance: Groundsure has searched this database and no data was found. No further action is recommended.

3.9 List 2 Dangerous Substances

Are there any List 2 dangerous substance inventory sites within 500m of the search centre?	No
Risk Assessment	Passed

Guidance: Groundsure has searched this database and no data was found. No further action is recommended.

3.10 Dangerous or Hazardous Sites

Are there any COMAH & NIHHS sites within 500m of the search centre?	No
Risk Assessment	Passed

Guidance: Groundsure has searched this database and no data was found. No further action is recommended.

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

Does the Local Authority hold information under Section 78R of the Environmental Protection Act 1990 for any sites within 250m of the search centre?	No
Risk Assessment	Passed

Guidance: Groundsure has searched this database and no data was found. No further action is recommended.

3.12 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

Are there any Environment Agency/Natural Resources Wales recorded pollution incidents within 250m of the search centre?	No
Risk Assessment	Passed

Guidance: Groundsure has searched this database and no data was found. No further action is recommended.

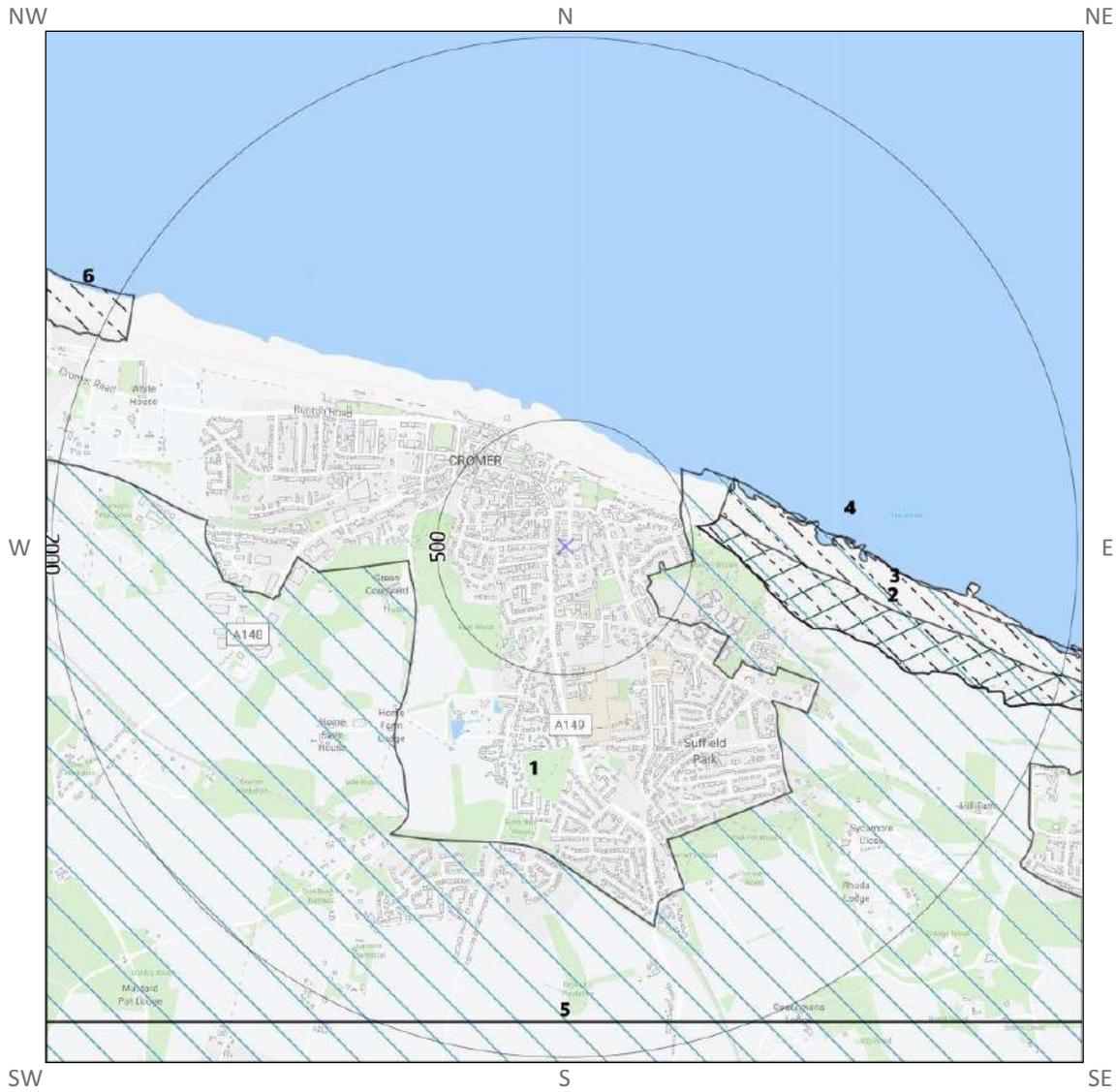
3.13 Hazardous Substance Consents and Enforcements

Are there any Hazardous Substance Consents or Enforcement within 500m of the search centre?	No
Risk Assessment	Passed

Guidance: Groundsure has searched this database and no data was found. No further action is recommended.

4. Designated Environmentally Sensitive Sites

Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Map

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- | | | | | | |
|---|--------------------|---|--------------------------------------|--|------------------------------|
|  | Site Centre |  | Greenbelt |  | Ancient Woodland |
|  | 500 |  | Ramsar Site |  | Special Area Of Conservation |
|  | 2000 |  | Area of Outstanding Natural Beauty |  | Local Nature Reserve |
| | Search Buffers (m) |  | Sites of Special Scientific Interest |  | National Nature Reserve |
| | |  | National Park |  | Special Protection Area |
| | | | |  | World Heritage Site |

Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site?	Yes
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4.1 Sites of Special Scientific Interest (SSSI)

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:	2
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The following Sites of Special Scientific Interest (SSSI) records are provided by Natural England/Natural Resources Wales:

ID	Distance (m)	Direction	SSSI Name	Data Source
3	524	E	Overstrand Cliffs	Natural England
6	1892	NW	East Runton Cliffs	Natural England

4.2 Ramsar sites

Records of Ramsar sites within 2000m of the study site:	0
---	---

Database searched and no data found.

4.3 National Nature Reserves

Records of National Nature Reserves (NNR) within 2000m of the study site:	0
---	---

Database searched and no data found.

4.4 Special Areas of Conservations (SAC)

Records of Special Areas of Conservation (SAC) within 2000m of the study site:	1
--	---

The following Special Areas of Conservation (SAC) records are provided by Natural England/Natural Resources Wales:

ID	Distance (m)	Direction	SAC Name	Data Source
2	524	E	Overstrand Cliffs	Natural England

4.5 Special Protection Areas (SPA)

Records of Special Protection Areas (SPA) within 2000m of the study site:	0
---	---

Database searched and no data found.

4.6 Local Nature Reserves (LNR)

Records of Local Nature Reserves (LNR) within 2000m of the study site:	0
--	---

Database searched and no data found.

4.7 World Heritage Sites

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

Database searched and no data found.

4.8 Areas of Outstanding Natural Beauty

Records of Areas of Outstanding Natural Beauty (AONB)/National Scenic Areas within 2000m of the study site:	3
---	---

The following Areas of Outstanding Natural Beauty (AONB) records are provided by Natural England/Natural Resources Wales:

ID	Distance (m)	Direction	AONB/NSA Name	Data Source
1	344	E	Norfolk Coast	Natural England
4	1097	E	Norfolk Coast	Natural England
5	1861	S	Norfolk Coast	Natural England

4.9 National Parks

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

Database searched and no data found.

4.10 Green Belt

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

Database searched and no data found.

4.11 Designated Ancient Woodland

Records of Ancient Woodland within 2000m of the study site:	0
---	---

Database searched and no data found.

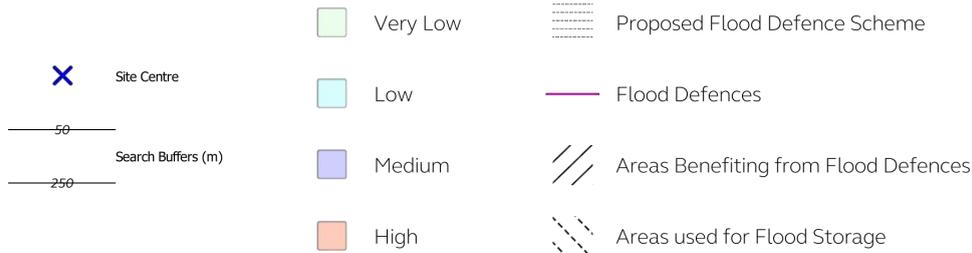
5. Natural Hazards and Additional Factors

Environment Agency/Natural Resources Wales River and Coastal Flood Map



Environment Agency/Natural Resources Wales River and Coastal Flood Map

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Environment Agency/Natural Resources Wales Recorded Historic Flood Events Map

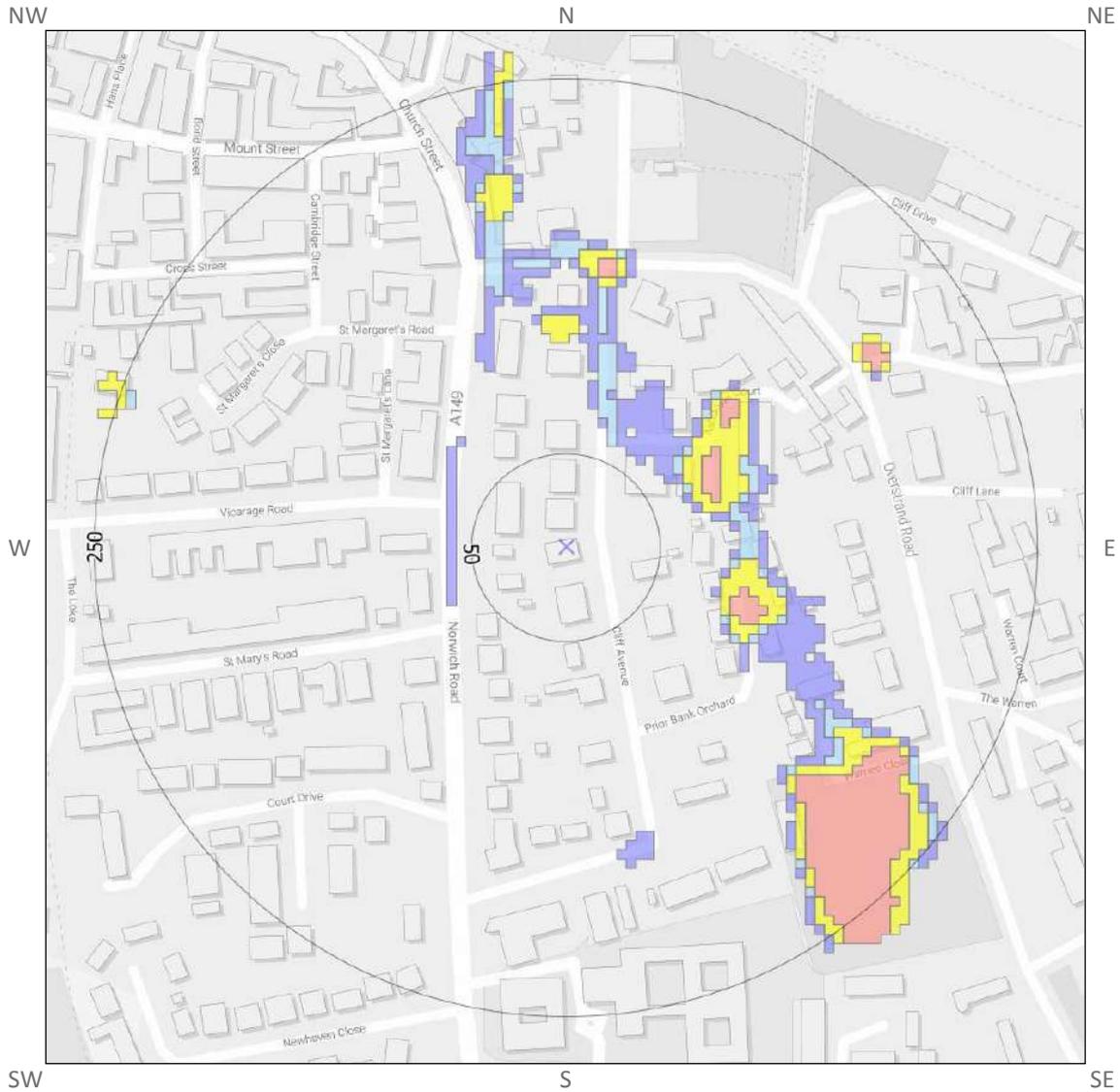


Environment Agency/Natural Resources Wales Recorded Historic Flood Events Map

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JBA Surface Water (Pluvial) Flood Map



JBA Surface Water (Pluvial) Flood Map

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5.1 Risk of Flooding from Rivers and the Sea (RoFRaS)

What is the risk of flooding at the centre of the study site?	Very Low
What is the highest risk of flooding within 25m of the centre of the study site?	Very Low

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid as used by many of the insurance companies. 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 has a Very Low (less than 1 in 1000) chance of flooding in any given year.

5.2 Areas Benefiting from Flood Defences

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

Guidance: These are areas that may benefit from the presence of major defences during a 1% river (fluvial) or 0.5% coastal flood event. These areas would flood if the defence were not present, but may not flood because the defence is present. Details of flood defences and any areas benefiting from these defences can be seen on the Risk of Flooding from Rivers and the Sea Map.

5.3 Flood Defences

Are there any flood defences within 250m of the study site?	No
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Guidance: This search consists only of flood defences present in the dataset provided by the Environment Agency/Natural Resources Wales.

5.4 Proposed Flood Defences

Are there any Proposed Flood Defences within 250m of the study site?	No
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Guidance: This search consists only of proposed flood defences present in the dataset provided by the Environment Agency/Natural Resources Wales. Please note that proposed flood defence schemes will not influence the current RoFRaS ratings for the site until they have been constructed.

5.5 Areas Used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site?	No
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Database searched and no data found

Flood Storage Areas are considered part of the functional floodplain, and are areas where water has to flow or be stored in times of flood. Technical Guidance to the National Planning Policy Framework states that only water-compatible development and essential infrastructure should be permitted within flood storage areas, and existing development within this area should be relocated to an area with a lower risk of flooding. Any relevant data is represented on the Risk of Flooding from Rivers and the Sea Map.

Notes on RoFRaS data

RoFRaS is an assessment of flood risk for England and Wales produced using local data and expertise. It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The RoFRaS model uses local water level and flood defence data to model flood risk. It has divided England and Wales into 50m X 50m impact cells. Each cell has been assigned a flood risk likelihood from the categories below:

- Less than **1 in 1000 (0.1%)** chance in any given year: **Very Low**
- Less than **1 in 100 (1%)** but greater than or equal to **1 in 1000 (0.1%)** chance in any given year: **Low**
- Less than **1 in 30 (3.3%)** but greater than or equal to **1 in 100 (1%)** chance in any given year: **Medium**
- Greater than or equal to **1 in 30 (3.3%)** chance in any given year: **High**

Notes on Existing Flood Defences

Flood defences seek to reduce the risk of flooding and to safeguard life, protect property, sustain economic activity and the natural environment. Flood defences are designed to protect against flood events of a particular magnitude, expressed as risk in any one year.

Notes on Proposed Flood Defences

'Number of Households to Benefit' illustrates the number of households that move from 'very significant' or 'significant' to 'moderate' or 'low' probability of flood risk bands if the proposed flood scheme is to be implemented

This information is taken from the Environment Agency/Natural Resources Wales's database of Areas to Benefit from New and Reconditioned Flood Defences under the Medium Term Plan (MTP). The dataset contains funding allocation for the first financial year (from April). Funding for the following four financial years is not guaranteed, being only indicative, and will be reviewed annually.

Projects within the Medium Term Plan qualify for inclusion in this dataset if:

- the investment leads to a change in the current standard of protection (change projects);
- the investment is a replacement or refurbishment in order to sustain the current standard of protection (sustain projects);
- the project has an initial construction budget of £100,000 or more; and
- the project is included within the first five years of the MTP.

The data includes all the Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards. The number of households and areas of land contributing to DEFRA's Outcome Measures (OM) are also attributed i.e. could benefit from major work on flood defences.

These data also contain Intermittence Flood Maintenance Programmes that show the annual maintenance programme of work scheduled to be carried out by the Environment Agency/Natural Resources Wales, Local Authority or Internal Drainage Board on flood defences. Data details routine maintenance as well as intermittent work that has been funded for the coming year. The data contains a start and end coordinate defining the relevant river section where work is planned.

Information Warning

Please note that the maps show the areas where investment is being made to reduce the flood and coastal erosion risk and are not detailed enough to account for individual addresses. Individual properties may not always face the same risk of flooding as the areas that surround them. Also, note that funding figures are indicative and any use or interpretation should account for future updates where annual values may change.

Every possible care is taken to ensure that the maps reflect all the data possessed by the Environment Agency/Natural Resources Wales and that they have applied their expert knowledge to create conclusions that are as reliable as possible. The Environment Agency/Natural Resources Wales consider that they have created the maps as well as they can and so should not be liable if the maps by their nature are not as accurate as might be desired or are misused or misunderstood, despite their warnings. For this reason, they are not able to promise that the maps will always be accurate or completely up to date.

This site includes mapping data licensed from Ordnance Survey used for setting the Environment Agency/Natural Resources Wales's data in its geographical context. Ordnance Survey retains the copyright of this material and it can not be used for any other purpose.

Flood Storage Areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval.

A flood storage area may take the form of a wet or dry reservoir. A wet reservoir is a water storage facility in which storage can be effected by allowing water levels to rise during flood times. A dry reservoir is typically adjacent to a river and comprises an enclosed area that accepts water only at peak times. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and the Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

5.6 Historic Flooding Events

Has the site or any area within 250m of the site been subject to historic flooding as recorded by the Environment Agency/Natural Resources Wales?	No
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This database shows the individual footprint of every flood event recorded in the Environment Agency/Natural Resources Wales's national database on historic flood events. Please note this doesn't include records held by individual local offices. This data is used to understand where larger-scale flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that it doesn't appear in the Environment Agency/Natural Resources Wales national dataset. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

Historic flooding events: Database searched and no data found.

5.7 JBA Surface (Pluvial) Water Flooding

What is the risk of pluvial flooding at the centre of the study site?	Negligible
What is the highest risk of pluvial flooding within 25m of the centre of the study site?	Negligible

Guidance: The site or an area in close proximity has been assessed to be at Negligible risk of surface water (pluvial) flooding. This indicates that this area would be expected to be affected by surface water flooding in a 1 in 1000 year rainfall event to a depth of less than 0.1m.

Notes on Surface water (Pluvial) Flooding data:

JBA Risk Management surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 75 year, 1 in 200 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

The model provides the maximum depth of flooding in each 5m "cell" of topographical mapping coverage. The maps include 7 bands indicating areas of increasing natural vulnerability to surface water flooding. These are:

- Less than **0.1m** in a **1 in 1000** year rainfall event: **Negligible**
- Greater than **0.1m** in a **1 in 1000** year rainfall event: **Low**
- Between **0.1m and 0.3m** in a **1 in 200** year rainfall event: **Low to Moderate**
- Between **0.3m and 1m** in a **1 in 200** year rainfall event: **Moderate**
- Greater than **1m** in a **1 in 200** year rainfall event: **Moderate to High**
- Between **0.1m and 0.3m** in a **1 in 75** year rainfall event: **High**
- Between **0.3m to 1m** in a **1 in 75** year rainfall event: **Significant**
- Greater than **1m** in a **1 in 75** year rainfall event: **Highly Significant**

5.8 Groundwater Flooding Susceptibility

What is the susceptibility to Groundwater Flooding in the search area based on the underlying geological conditions?	Limited potential for groundwater flooding
Does this relate to Clearwater Flooding or Superficial Deposits Flooding?	Clearwater Flooding

Guidance: Where limited potential for groundwater flooding to occur is indicated, this means that although given the geological conditions there may be a groundwater flooding hazard, unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area, you need take no further action in relation to groundwater flooding hazard.

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.

Notes on Groundwater Flooding

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.

Groundwater flooding is assessed on a fourfold scale:

- The area is not considered to be prone to groundwater flooding based on rock type.
- There is limited potential for groundwater flooding to occur and further relevant information should be considered to determine this assessment.
- There is potential for groundwater flooding of property situated below the surface such as basements and other below surface infrastructure. Further relevant information should be considered to determine whether groundwater flooding has previously occurred.
- There is potential for groundwater flooding to occur at the surface and groundwater flooding hazard should be considered in all land use planning decisions. Other relevant information should be considered to establish the risk of groundwater flooding to property.

5.9 Natural Ground Subsidence

What is the potential for natural ground subsidence* within the search area?	Negligible - Very Low
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Guidance: The natural ground subsidence rating is obtained through the evaluation of six natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS). These datasets indicate the hazard posed by the occurrence of: Swell-Shrink Clay, Landslide, Compressible Ground, Collapsible Ground, Dissolution of Soluble Rocks and Running Sand. Many factors may contribute to ground subsidence problems. For instance, significant problems can arise in conurbations underlain by clay rich bedrock, such as over clay strata in the South East of England, or South Wales. Whilst surveyors are normally aware of local problem areas, data provided by the BGS can highlight areas where a significant potential for natural ground subsidence exists and which may need particular consideration.

Where negligible - very low potential is indicated, this means that you need take no further action in relation to natural ground subsidence in this area.

*The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.

5.10 Radon Affected Areas

Is the property in a radon Affected Area as defined by Public Health England (PHE) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
---	--

Guidance: Public Health England (PHE) recommends a radon 'Action Level' of 200 becquerels per cubic metre for the annual average of the radon gas concentration in a home. Where 1% or more of homes are estimated to exceed the Action Level (i.e. are in an Intermediate or Higher probability radon area) the area should be regarded as a radon Affected Area.

This report informs you whether the property is in a radon Affected Area and the percentage of homes that are estimated to be at or above the radon Action Level. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

PHE advises that radon gas should be measured in all properties within radon Affected Areas and that homes with radon levels above the Action Level (200 Bq m⁻³) should be remediated, and when achievable to below the Target Level of 100 Bq m⁻³. Householders with levels between the Target Level and Action Level should seriously consider reducing their radon level, especially if they are at greater risk, such as if they are current or ex smokers. Whether or not a home is in fact above or below the Action Level or Target Level can only be established by having the building tested. PHE provides a radon testing service which can be accessed at www.ukradon.org.

The information in this report provides an answer to one of the standard legal enquiries on house purchase in England and Wales, known as CON29 Standard Enquiry of Local Authority (part 1); 3.13 Radon Gas: Location of the Property in a Radon Affected Area.

If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

Further information on radon is available from PHE or www.ukradon.org

5.11 Radon Protective Measures

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
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Combined Radon Guidance: Radon is a colourless, odourless radioactive gas which is present in all areas of the United Kingdom, usually at levels that pose a negligible risk to homebuyers. However, in some areas levels of radon are much higher than in others, and in these cases it can pose a health risk. The data supplied by Public Health England (PHE) and the British Geological Survey (BGS) is not able to determine exact Radon levels, as this information can only be obtained through site-specific, in-situ testing. As less than 1% of properties in the area may be radon affected, PHE do not consider that further action is necessary.

Notes on Radon

RISKS OF RADON

Radon is a radioactive gas which occurs naturally. It has no taste, smell or colour. Special devices are needed to measure it. Radon comes out of the ground. Outdoors, it is diluted to very low levels. However, in some cases the radon level indoors can build up to high concentrations. In such cases, it does pose a serious risk to health.

ACTION LEVEL FOR RADON

Public Health England (PHE) recommends that radon levels should be reduced in homes where the average is more than 200 becquerels per cubic metre of air (Bq m⁻³). This recommendation has been endorsed by the Government. This Action Level refers to the annual average concentration in a home, so radon measurements are carried out with two detectors (in a bedroom and living room) over three months, to average out short-term fluctuations.

RADON AFFECTED AREAS

PHE defines radon Affected Areas as those with a 1% probability or more of a home having radon above the Action Level. PHE recommends that people in Affected Areas should test their homes for radon.

HOW TO REDUCE RADON LEVELS

PHE advises that radon gas should be measured in all properties within radon Affected Areas and that homes with radon levels above the Action Level (200 Bq m⁻³) should be remediated, preferably to below the Target Level of 100 Bq m⁻³. Householders with levels between the Target Level and Action Level should seriously consider reducing their radon level, especially if they are at greater risk, such as if they are current or ex smokers.

Indoor radon levels can usually be substantially reduced at a cost comparable to many home improvements, such as replacing carpets. Details of methods of reducing radon levels are given on the Building Research Establishment Website.

6. Mining

6.1 Coal Authority Coal Mining Records

Is the property within an area which may be affected by past, present or proposed underground coal mining?	No
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Guidance: None required.

6.2 BGS Non-Coal Mining Hazards

What is the potential for undermining as a result of underground mineral extraction, excluding coal and minerals extracted as a consequence of coal mining?	Unclassified
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Guidance: The study site lies in an area which is unclassified in relation to non-coal mining. This means that there is no known hazard from underground mine workings because the rock types present are such that no commodities or metal ores have been worked by underground mining methods. 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.

The mining hazard data (not including coal) layer draws together a diverse range of material derived from geology, which constrains distribution, supplemented by literature searches for historic locations and expert knowledge to assemble, interpret, and organise this information. Mining of coal is specifically excluded from this data set and information on Coal Mining areas can be found in the Coal Authority Coal Mining Records section above.

The data provides an assessment of the likelihood that past underground mining may have occurred in the area. It does not consider the depth of the extraction nor whether any remediation has previously been undertaken. Where extraction of such minerals has taken place in workings close to the surface (meaning to approximately 50m depth) the workings can pose a subsidence risk because they sometimes cause surface collapse. Old mine shafts and other mine openings in such areas can also lead to unexpected surface collapse.

The data provided by the British Geological Survey (BGS) are rated on a five point scale ranging from Rare, through Highly unlikely, Unlikely and Likely to Highly Likely that indicate how likely it is that past underground mining activities may have occurred.

6.3 Mining Cavities

Is the site located in an area of mining cavities?	No
--	----

Guidance: This information is obtained from the mining cavities dataset, which is supplied and digitally combined by Peter Brett Associates. There are no records within 250m of the site.

6.4 Natural Cavities

Is the site located in an area of natural cavities?	No
---	----

Guidance: This risk rating is obtained from the natural cavities dataset, which is supplied and digitally combined by Peter Brett Associates. There are no records within 250m of the site.

6.5 Historical Mining Features from Detailed Mapping

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

Are there any Mining features within 500m of the centre of the study site?	No
--	----

Guidance: No further action required.

6.6 Historical Underground Workings Features from Detailed Mapping

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

Are there any Historical Underground Working Features within 500m of the centre of the study site?	No
--	----

Guidance: No further action required.

7. Energy

7.1 Existing oil, gas, shale gas or coalbed methane wells

Count of records of existing oil, gas, shale gas or coalbed methane wells within 5km of the property	0
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Guidance: No records of oil, gas, shale gas or coalbed methane wells have been identified within 5km of the property. The dataset is taken from the Oil and Gas Authority (OGA) register of onshore wells and is updated monthly. No further action is recommended in regard to this aspect of the report.

7.2 Proposed oil, gas, shale gas or coalbed methane wells

Count of Proposed oil, gas, shale gas or coalbed methane wells within 5km of the property	0
---	---

Guidance: No records of planning applications relating to oil, gas, shale gas or coalbed methane wells have been identified within 5km of the property. The dataset is unique to Groundsure and is derived from local authority planning records. The data is updated weekly. No further action is recommended in regard to this aspect of the report.

7.3 Existing wind farms

Count of existing wind farms	0
------------------------------	---

Guidance: No records of wind projects registered with the UK Wind Energy Database (UKWED) have been identified within 5km of the property. The dataset is taken from Renewables UK and is provided for information only, with no guarantee given as to its completeness or accuracy. Renewables UK are excluded from any liability for any such inaccuracies or errors. Groundsure would advise further independent research of any sites of interest to determine exact locations and details of projects. No further action is recommended in regard to this aspect of the report.

7.4 Proposed wind power projects

Count of proposed wind power projects within 5km of the property	1
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Guidance: This dataset identifies one or more planning applications relating to wind turbine developments (with two turbines or more) within 5km of the property. The dataset is unique to Groundsure and is derived from local authority planning records, updated quarterly. Further details of the application(s) identified can be found in a full Groundsure Energy report.

7.5 Existing solar farms

Count of existing solar farms	1
-------------------------------	---

Guidance: This dataset identifies one or more operational solar farms and those under development within 5km of the property. The dataset is taken from the Department of Energy and Climate Change (DECC) and is updated on a monthly basis. Further details of the project(s) identified can be found in a full Groundsure Energy report.

7.6 Proposed solar farms

Count of proposed solar farms within 5km of the property	4
--	---

Guidance: This dataset identifies one or more planning application relating to solar farm developments within 5km of the property. The dataset is unique to Groundsure and is derived from local authority planning records. The data is updated weekly. Further details of the project(s) identified can be found in a full Groundsure Energy report.

7.7 Existing power stations

Count of existing power stations within 5km of the property	0
---	---

Guidance: No existing power stations have been identified within 5km of the property. These datasets show power generating establishments with a generation capacity of 1MW or greater. The data is derived from records within the Digest of United Kingdom Energy Statistics (DUKES). No further action is recommended in regard to this aspect of the report.

7.8 Existing Nuclear Establishments

Count of existing nuclear establishments within 5km of the property	0
---	---

Guidance: No nuclear establishments have been identified within 5km of the property. This dataset shows nuclear establishments and is derived from records within the Health and Safety Executive, the Nuclear Decommissioning Authority, the National Infrastructure Planning Programme and the Nuclear Advanced Manufacturing Centre. No further action is recommended in regard to this aspect of the report.

7.9 Proposed Energy and other large Infrastructure Projects

Count of proposed Energy and other large Infrastructure Projects within 5km of the property	0
---	---

Guidance: No major infrastructure projects have been identified within 5km of the property. This dataset is derived from information provided by the Planning Inspectorate and shows major national infrastructure projects only. No further action is recommended in regard to this aspect of the report.

8. Additional Information

8.1 Ofcom Sitefinder Mobile Phone Mast Records

Have any mobile phone transmitters registered with Ofcom been identified within 250m 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.

8.2 Mobile Phone Mast Planning Records

Have any planning records relating to telecommunication masts been identified within 250m 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.

8.3 Pylons and Electricity Transmission Lines

Have any overhead transmission lines been identified within 500m of the study site?	No
---	----

Database searched and no data found

Guidance: None required.

9. Guide to our Professional Assessment

Introduction

This report is designed for residential conveyancers and their clients and satisfies standard environmental due diligence enquiries, recommended by the Law Society. This information is not always covered by Standard Con 29 Enquiries made to Local Authorities.

Purpose of this Assessment

As part of this report Groundsure provide a professional assessment of the risks posed by key environmental information which could lead to the property being designated as 'Contaminated Land' as defined under Part 2A of the Environmental Protection Act 1990. This assessment is based on the following data:

- 1 Historical land use (compiled from 1:10,000 1:10,560 maps)
- 2 Additional Information Historical land use (compiled from 1:1,250 1:2,500 maps) – for selected areas.
- 3 Landfill and waste transfer/treatment or disposal sites (including scrap yards)
- 4 Current industrial uses (as defined by PointX data)
- 5 Catalyst Petrol Station
- 6 Part A(1), Part A(2) and Part B Authorisations
- 7 Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS)
- 8 Dangerous Substances Inventory Releases (DSI)
- 9 Radioactive Substance Authorisations (RAS)
- 10 Discharge and Red List Discharge Consent
- 11 Sites Determined as Contaminated Land under Part 2A EPA 1990
- 12 Environment Agency/Natural Resources Wales Recorded Pollution Incidents
- 13 Historic Military / Ordnance Sites
- 14 Planning Hazardous Substance Consents

From this information Groundsure provide a statement regarding the likely designation of the property under Part 2A of EPA 1990 and the level of risk associated with the property is either Passed or In Need of Further Assessment. If the site is In Need of Further Assessment it does not necessarily mean that the site is unsuitable for purchase, but only that further assessment of the risk associated with the site is required. When a site is In Need of Further Assessment then the practitioner may, if required, discuss the case with one of the Groundsure consultants. Where a site is 'In Need of Further Assessment' Groundsure will, on request, attempt to arrange appropriate environmental insurance.

Method Statement

In assessing specific site risk, Groundsure follows principles used extensively throughout the environmental consultancy sector. Our system looks at the potential for specific industries to have generated residual contamination and for this contamination to remain at a site, or to have migrated to neighbouring sites. Sites are scored based on this system and if a site scores highly it indicates a high level of risk.

Limitations of the Study

This screening process reviews historical mapping and a range of current databases. The historical land use database reviewed for this study does NOT include 1:2,500 or 1:1,250 scale maps except for Groundsure's additional information database of selected features namely tanks, energy features, petrol filling stations and garages. This additional information database covers the majority of the UK, but not all. Where no assessment has been made "No Data Available" is presented in the report. Where 1:2,500 or 1:1,250 scale maps are utilised all relevant and available map epochs to Groundsure are used. Additionally, this review does NOT include specific enquiries to the Local Authority who may hold additional information and it does NOT include a site visit/inspection. Your attention is drawn to the Terms and Conditions of Groundsure Limited under which this service is provided.

Remediation

This report is covered by Groundsure's remediation contribution. For the purpose of this condition, 'Claimant' shall mean one of: (a) the Beneficiary, (b) the purchaser of the site from the Beneficiary or (c) the funder of (a) or (b) as applicable.

This condition shall apply solely to Groundsure Homebuyers, Homescreen, Enviroplus, Enviro Full Flood & Planning, Enviro All-in-one and Home Environmental reports with "Passed" rather than "In Need of Further Assessment" statuses.

Groundsure may, at its sole discretion without any admission of liability, make a contribution to the Claimant towards the costs of any clean up works required to be carried out under a notice served on a Claimant in respect of a site under Part II (A) Environmental Protection Act 1990 ("Remediation Notice") on the terms of this condition ("Clean up Award").

The Clean up Award: (a) is only available once in respect of a site and to one Claimant only; (b) shall only apply where the site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, a Clean up Award will not be considered in respect of commercial property or to any site being developed or redeveloped whether for residential purposes or otherwise; and (c) shall only apply to contamination or a pollution occurring as at or prior to the date of Groundsure Homebuyers.

The Clean up Award will not be paid in respect of any of the following, including without limitation: (a) asbestos; (b) radioactive contamination arising directly or indirectly from or in connection with ionising radiations or contamination by radioactivity from any nuclear waste or fuel; from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof; (c) naturally occurring materials or their removal except where such materials are present in excess of their natural concentration; (d) any condition caused by acts of war or an act of terrorism; (e) any condition which is known or ought reasonably to have been known to the Claimant prior to the purchase of Groundsure Homebuyers; (f) non-compliance by the Claimant or any other person with respect to the site with any statute, regulation, byelaws complaint, or notice from any regulatory authority; (g) any property belonging to or in the custody or control of the Claimant which does not form a fixed part of the site or the structure; (h) any losses incurred following a material change in use of, alteration or development of the site; or (i) financial loss in respect of loss of rental, profit, revenue, savings, business or any consequential, indirect or economic loss, damages or expenses, including the cost of temporary accommodation or business interruption.

In the event the Claimant wishes to apply for a Clean up Award, it shall notify Groundsure in writing within 3 months of the date of the Remediation Notice. The Claimant shall comply with all reasonable requirements of Groundsure with regard to the commission and conduct of the clean up works to be carried out under the Remediation Notice. In the event that the Claimant breaches this provision including, without limitation, failing to obtain Groundsure's prior written consent in respect of estimates for such works Groundsure shall not be required to pay a Clean up Award.

Groundsure shall only pay a Clean up Award where a Remediation Notice is served within 36 months of the date of Groundsure Homebuyers. The maximum sum of any Clean up Award shall be £60,000 and shall be paid subject to the Claimant having paid to Groundsure an excess in respect of its claim of £5,000. Groundsure reserves the right at any time to withdraw the offer of payment of a Clean up Award. The Claimant shall take all reasonable steps to appeal such Remediation Notice and mitigate any costs incurred in connection with the remediation works required under the terms of any Remediation Notice. Groundsure reserves the right to withhold or reduce the amount of its Clean up Award in the event of a breach of this condition or an appeal is still active.

The Claimant shall take all reasonable steps to appeal such Remediation Notice and mitigate any costs incurred in connection with the remediation works required under the terms of any Remediation Notice. Groundsure reserves the right to withhold or reduce the amount of its Clean up Award in the event of a breach of this condition or an appeal is still active.

Contact Details

TM Group

helpdesk@tmgroup.co.uk
0844 249 9202



Environment Agency

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



JBA Risk Management

South Barn, Broughton Hall, Skipton, BD23 3AE



Local Authority

North Norfolk District Council. Address: Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN. Web: <http://www.northnorfolk.org/>. Tel: 01263 513 811

British Geological Survey Enquiries

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



The Coal Authority Property Search Services

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



Public Health England

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



Ordnance Survey

Adanac Drive, Southampton, SO16 0AS

Tel: 08456 050505



Getmapping PLC

Virginia Villas, High Street, Hartley Witney, Hampshire RG27 8NW

Tel: 01252 845444



CoPSO

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

www.copso.org.uk

Tel: 0871 4237191



This report is produced by Groundsure Ltd, whose correspondence address is Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ (Tel: 08444 159 000, Email: info@groundsure.com).

Groundsure's registered address is Groundsure Ltd, c/o Ascential Group Limited, The Prow, 1 Wilder Walk, London W1B 5AP. United Kingdom Registration Number: 3421028. VAT Number 486 4004 42.

Acknowledgements: PointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028].

This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.

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 the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the 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

Website: 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.

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>

Your order reference: G2374002-1
Your client reference: 18502324
Date of report: 25 September 2018
Water provider: Anglian Water Services Limited
Sewerage provider: Anglian Water Services Limited

Property search address

Flat 2, 12, Cliff Avenue, Cromer, NR27 0AN

All you need to know.

Asset and property analysis



Public sewer within property boundaries

No



Public water mains within property boundaries

No



Public pumping station within property boundaries

No



Risk of internal sewer flooding

No



Risk of low water pressure

No



Water and sewerage connections



Water connection

Yes



Foul water drainage connection

Yes



Is there a water meter at the property?

Yes

Need some help or advice?

If you have any queries about this CON29DW search please contact our drainage and water experts on:

0800 085 8050

customer.services@geodesys.com

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Dashboard



Information



Summary



Maps



Drainage



Water



Charging



Appendix

All you need to know - understanding the CON29DW report

To understand why the information included in this report is important, it's useful for you to understand a few basic definitions and responsibilities you may have as a property owner. You may find it useful to review the key points below - this applies particularly to first-time buyers, who may have limited experience of drainage and water issues.

Definitions

Foul water	Foul water is the water from the household (i.e. from toilets, sinks and baths). If the foul water does not drain to a public sewer, the property may rely on a cesspit or septic tank. This needs to be checked before the property purchase goes ahead.
Surface water	Surface water is basically rainwater (i.e. running off the land and roofs of properties). If the rainwater does not drain to a public sewer, the home buyer's solicitor needs to check how it drains away to avoid any risk of flooding.
Mains water	This is the public water supply. If the property is not connected to the mains water supply, it may rely on a borehole. This needs to be checked before the property purchase goes ahead.

Who's responsible for the maintenance of sewers and drains?

Responsibility for sewers and drains is generally shared between the property owner and Anglian Water Services Limited. Sometimes a Local Authority, the Highways Agency or an internal drainage board may also have responsibility.

The information below applies specifically to the split of responsibility between the property owner and the water company.

Public sewers (to take away foul water and surface water)

A public sewer is defined as all the sewers outside the boundary of the property and any shared sewers within the property boundary (provided the latter were connected to the public sewer before 1 July 2011). If a sewer is public, Anglian Water Services Limited owns the sewer and has responsibility for maintenance, and any blockages or leaks should be reported to them on 0345 791 9155. Public sewers appear on the public sewer map which can be found at the end of your CON29DW report, but please note that, due to recent changes in sewer ownership, not all public sewers may yet be on the map.

Private sewers (to take away foul water and surface water)

If the sewer within the boundary serves a single property, the sewer is defined as private. If there's a private sewer within the property boundary, the property owner owns the sewer and is responsible for maintenance. This also applies to shared sewers if they were connected to the public sewer after 1 July 2011. Private sewers aren't shown on the sewer map in this report.

Drains

A pipe connecting a single property to a public sewer (or to a sewer covered by an [S104 agreement](#)) is referred to as a drain. Drains are private and the property owner is responsible for maintenance. Drains aren't shown on the sewer map in this report.

Your order reference: G2374002-1

Property address:

Flat 2, 12, Cliff Avenue, Cromer, NR27 0AN



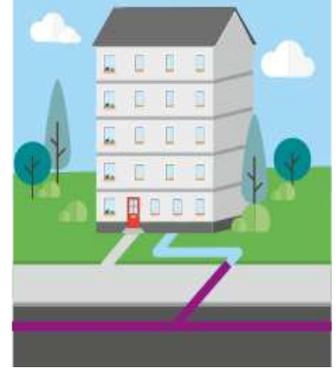
All you need to know - understanding the CON29DW report

Different property types

Sewer ownership can vary slightly depending on property type. Please see the illustrations below for full details. For further information you can also visit the Anglian Water website - www.anglianwater.co.uk/sewerswitchover

Private drains

Public drains



Terraced Properties

As sewer pipes for terraced properties are usually shared, the majority of terraced properties have a public sewer passing within the property boundaries. The exceptions are the pipes within the end terrace boundary (shown on the left in this illustration) where the run of the sewer begins, and the lateral drains connecting all individual properties to the public sewer.

Semi-Detached

The majority of semi-detached properties share a sewer, meaning that most of the sewer pipe is public. The exceptions are the pipes within the end property (shown on the left in this illustration), and the lateral drains connecting both properties to the public sewer.

Detached

Detached properties are most likely to connect directly to the public sewer, with no shared pipes. This means that in most cases the pipes within the boundary are private. This is important to note as owners are generally responsible for a longer length of sewer pipe.

Apartment/Flats

Apartments and flats generally connect directly to the public sewer meaning that, in most cases, the sewer pipes within the boundary are private. This is important for owners of the individual flats as they have joint responsibility for these pipes. In some cases the pipes may be the responsibility of the management company.

What's an adoption agreement and why is it important?

An adoption agreement, (also known as a Section 104 agreement) is an agreement between the owners of a private sewer (usually a property developer) and the water company. The agreement states that, once the developer has constructed the sewer to an agreed standard and maintained it for an agreed period, the water company will adopt it and it will become a public sewer. Before this happens, the sewer remains private, owned by the developer.

The solicitor should ask to see a copy of the Section 104 agreement (available from Anglian Water Services Limited or the developer) to check that it covers the particular property. They should also ask to see a copy of any Section 104 agreement to check that it covers the particular property and should also ask whether a bond was paid by the developer. The bond is intended to cover water company costs should the developer not complete the sewer to the agreed standard. If a bond has been paid, this information will be included in [question 2.6](#) of the report.

When dealing with fairly new properties it's quite common that the Section 104 agreement is not yet completed. If the proposed property purchase is more than about 5 years old, however, the purchaser's solicitor should enquire into why there's no agreement.

If there's no agreement in place the solicitor should check with Anglian Water Services Limited whether they're planning to adopt. If not, the purchaser and the lender need to be aware of this as the cost of maintaining and repairing private sewers can be very expensive.

Your order reference: G2374002-1

Property address:

Flat 2, 12, Cliff Avenue, Cromer, NR27 0AN

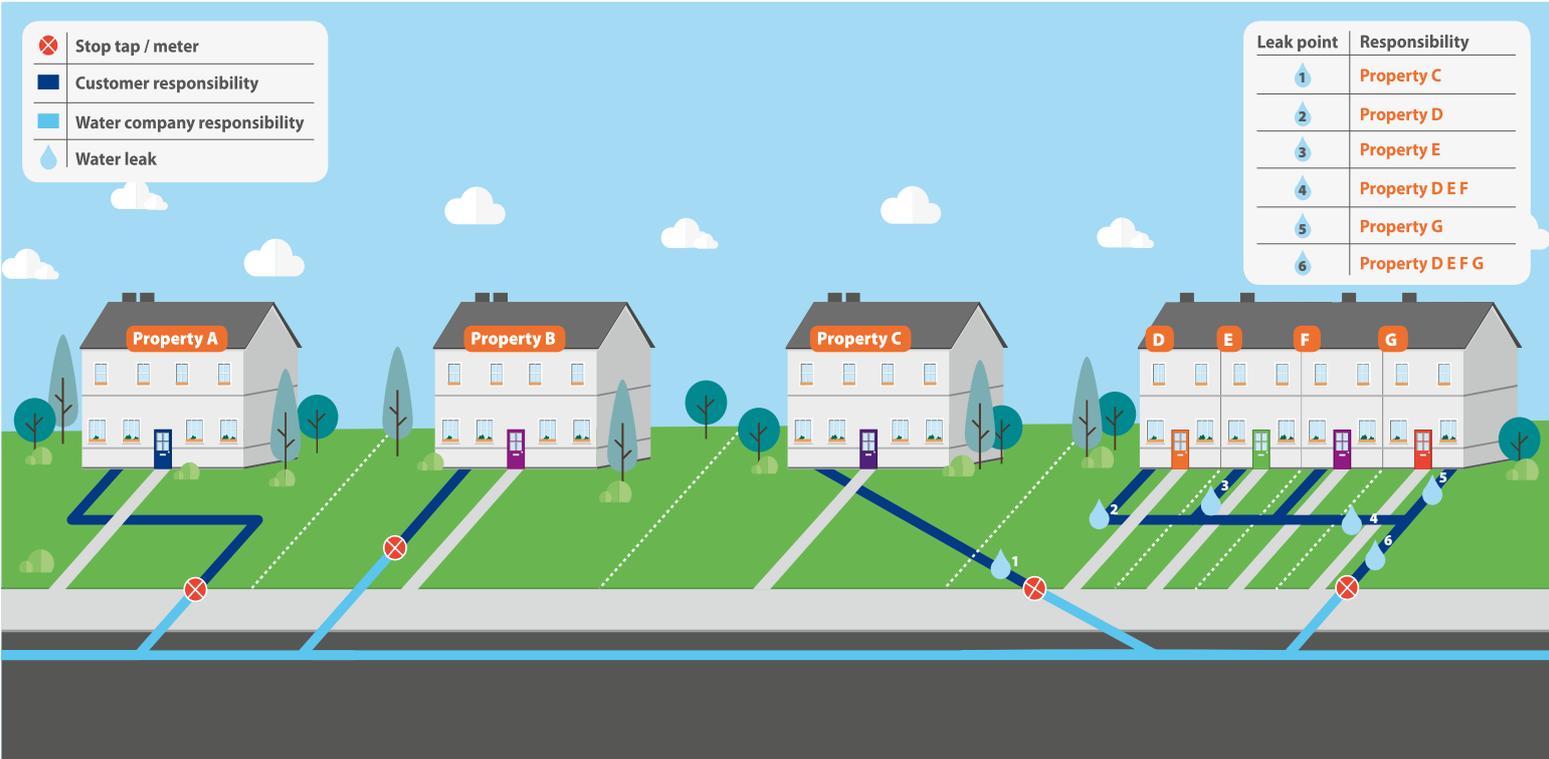
All you need to know - understanding the CON29DW report

Who's responsible for the maintenance of water supply pipes?

In most cases Anglian Water Services Limited is responsible for the pipes from the water mains up to your property boundary (or the stop tap / meter, if this is inside your property boundary). Sometimes the stop tap or meter is located on the external wall of your property (not reflected in our diagram); in which case you are responsible for the pipe work which runs between your property boundary and the inlet of the meter box.

There are a few situations when your responsibility can extend beyond your property boundary, but you (or your landlord) are responsible for that section of pipework. See property C below.

In the case of a shared supply pipe - see properties D, E, F and G below - responsibility and costs for maintenance or repair are shared between the properties.



Your order reference: G2374002-1

Property address:
Flat 2, 12, Cliff Avenue, Cromer, NR27 0AN



All you need to know - understanding the CON29DW report

Who's responsible for the maintenance of pumping stations?

After 1 October 2016, many private pumping stations became the responsibility of water companies (provided they were connected before 1 July 2011). This applies to all stations that serve two or more properties, unless both properties are leasehold and situated on a single curtilage (e.g. many industrial or commercial pumping stations). A pumping station which serves only a single property remains private, unless it's situated on third-party land.

Anglian Water is currently identifying and assessing all pumping stations and, once the team identifies a station that's their responsibility, they write to the property owner(s) to inform them of their intention to adopt. This includes waivers of consent, i.e. allowing Anglian Water access to pumping stations on the homeowner's land. Once a pumping station becomes the responsibility of Anglian Water, it will also appear on the map within your CON29DW report.

Once the water company had taken on responsibility for a pumping station, they are responsible for maintenance and anything that goes wrong. If there's a private pumping station within the property boundary, the property owner has that responsibility. If there's more than one property owner, e.g. in the case of apartments and flats, owners may have joint responsibility or it may be the responsibility of the management company.

If you think your private pumping station should be the responsibility of Anglian Water, you can find out more on the Anglian Water website <http://www.anglianwater.co.uk/household/water-recycling-services/pumping-station-search.aspx>. As pumping stations come in all shapes and sizes, this page also includes a useful guide to what you should be looking for.

Sustainable drainage systems

Rather than surface water (rainwater) running straight into the sewers, sustainable drainage systems (also known as SuDS) slow down the water flow, absorbing it or holding it back in ponds or other landscape features. This helps to reduce the risk of flooding and of pollution caused by surface water carrying waste into watercourses.

Your CON29DW report provides information on whether surface water from a property drains to a public sewer. But if the property was built after 6 April 2015, the surface water drainage may be provided by a sustainable drainage system. If this is the case, then checks should be made either with the property developer or by reviewing question 3.3 of the CON29 from the Local Authority.

Paying for your water and sewerage services

For details of charges please visit your provider's website (see questions [4.1.1](#) and [4.1.2](#)). If your provider is Anglian Water, you can find details of both water and sewerage services on their website - www.anglianwater.co.uk/household/your-account/bills-and-payments/tariffs

If there's already a water meter at the property, your water usage will be measured and charged according to the meter. If there's no meter, the water charge will be a fixed annual charge (i.e. water rates). Homeowners with a fixed charge can also apply to have a meter fitted.

Please note that the water company may choose to install a meter at the property upon change of occupancy.

Who looks after what?

Anglian Water billing services
(general enquiries about your water bill)

0345 791 9155

Anglian Water emergency line (24/7)

0345 714 5145

Anglian Water - reporting a leak (24/7)

0800 771881

In Your Area

(get the latest updates on repairs or planned work in your area)

<https://inyourarea.digdat.co.uk>

Your order reference: G2374002-1

Property address:
Flat 2, 12, Cliff Avenue, Cromer, NR27 0AN





Dashboard



Information



Summary



Maps



Drainage



Water



Charging



Appendix

Summary of Responses:

Maps		
1.1	Where relevant, please include a copy of an extract from the public sewer map	Map Included
1.2	Where relevant, please include a copy of an extract from the map of waterworks	Map Included
Drainage		
2.1	Does foul water from the property drain to a public sewer?	Yes
2.2	Does surface water from the property drain to a public sewer?	Yes
2.3	Is a surface water drainage charge payable?	Yes
2.4	Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	No
2.4.1	Does the public sewer map indicate any public pumping station or ancillary apparatus within the boundaries of the property?	No
2.5	Does the public sewer map indicate any public sewer within 30.48 meters (100 feet) of any buildings within the property?	Yes
2.5.1	Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?	Yes - Public
2.6	Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?	No
2.7	Has any 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
2.8	Is the building which is, or forms part of the property, at risk of internal flooding due to overloaded public sewers?	No
2.9	Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.	See Answer
Water		
3.1	Is the property connected to mains water supply?	Yes
3.2	Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	No
3.3	Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	No
3.4	Is this property at risk of receiving low water pressure or flow?	No
3.5	What is the classification of the water supply for the property?	Very Hard
3.6	Please include details of the location of any water meter serving the property.	See Answer
Charging		
4.1.1	Who is responsible for providing the sewerage services for the property?	Anglian Water Services Limited
4.1.2	Who is responsible for providing the water services for the property?	Anglian Water Services Limited
4.2	Who bills the property for sewerage services?	Anglian Water Services Limited
4.3	Who bills the property for water services?	Anglian Water Services Limited
4.4	What is the current basis for charging for sewerage and/or water services at the property?	Measured
4.5	Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?	Measured

Your order reference: G2374002-1

Property address:

Flat 2, 12, Cliff Avenue, Cromer, NR27 0AN





Dashboard



Information



Summary



Maps



Drainage



Water



Charging



Appendix

Maps

Question 1.1 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.

Public Sewers are defined as those for which Anglian Water Services Limited 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 1.2 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.

The map of the waterworks has been supplied by:

Anglian Water Services Limited
Lancaster House
Lancaster Way
Ermine Business Park
Huntingdon
Cambridgeshire
PE29 6XU
Tel: 0345 791 9155
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.

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.

[View Maps ▶](#)

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Question 2.1 Does foul water from the property drain to a public sewer?

Answer Records indicate that foul water from the property does drain to a public sewer.

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.

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

Answer Records indicate that surface water from the property does drain to a public sewer.

If the property was constructed after 6 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 from 4 July 2016.

Anglian Water Services Limited is not responsible for private drains and sewers that connect the property to the public sewerage system, and do not hold details of these.

The property owner will normally have sole responsibility for private drains serving the property.

If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge.

If surface water does not drain to the public sewerage system the property may have private facilities in the form of a soakaway or private connection to a watercourse.

Details can be obtained from Anglian Water Services Limited, telephone 0800 169 3271 or visit : www.anglianwater.co.uk/household/your-account/bills-and-payments/tariffs/surface-water-drainage.aspx

For further information on surface water drainage, please visit the Ofwat website; www.ofwat.gov.uk/households/your-water-bill/surfacewaterdrainage

Question 2.3 Is a surface water drainage charge payable?

Answer Records confirm that a surface water drainage charge is payable for the property at £37 for each financial year.

If the property was constructed after 6 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.

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 to Anglian Water to end future surface water charges by contacting them on 0800 169 3271. Further information can be found by visiting: www.anglianwater.co.uk/household/your-account/bills-and-payments/tariffs/surface-water-drainage.aspx

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Question 2.4 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.

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 Services Limited 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

Please note if the property was constructed after 1 July 2011 any sewers and/or lateral drain within the boundary of the property are the responsibility of the homeowner.

Question 2.4.1 Does the public sewer map indicate any public pumping station or 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.

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 CON29DW.

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

Answer The public sewer map included indicates that there is a public sewer within 30.48 metres (100 feet) of a building within the property. (See supplied extract from the public sewer map). 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.

The presence of a public sewer within 30.48 metres (100 feet) of any building within the boundary of the property can result in the local authority requiring a property to be connected to the public sewer.

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.

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Question 2.5.1 Does the public sewer map indicate any public 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 a 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. (This replaces 1. from 1st October 2016.)

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 CON29DW.

Question 2.6 Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?

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

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.

On 1 October 2011 all foul Section 104 sewers laid before 1 July 2011 were transferred into public ownership, excluding those that discharge to a privately owned sewage treatment or collection facility. All surface Section 104 sewers that do not discharge to a public watercourse were also transferred. Our mapping records are currently being reviewed and updated and may not yet reflect this change, therefore there may be additional public sewers, disposal mains or lateral drains which are not yet recorded on the public sewer map or public sewers that still show as Section 104 sewers.

Question 2.7 Has any 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.

Anglian Water Services Limited is obliged to maintain its sewers. If any problem was 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.

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Question 2.8 Is the building which is, or forms part of 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.

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.

Properties which have flooded as a result of storm events proven to be exceptional (defined as a storm return period equal to or greater than 1 in 20) 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 further information please visit www.anglianwater.co.uk or contact Anglian Water customer services on 03457 145 145.

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

Answer The nearest sewage treatment works is 1.37 kilometres to the West of the property. The name of the sewage treatment works is CROMER STW (Anglian Water Services Ltd).

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.

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Question 3.1 Is the property connected to mains water supply?

Answer Records indicate that the property is connected to mains water supply.

Question 3.2 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.

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

Question 3.3 Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?

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.

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

Section 51A of the Water Industry Act 1991, as amended by Water Industry Act 2003 "Agreements to adopt water main or service pipe at future date", sets out the framework for water companies to enter into agreements with persons constructing or proposing to construct new water mains and service pipes for domestic purposes.

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Question 3.4 Is this 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.

"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).

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 party.

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

Answer The water supplied to the property has an average water hardness of **122.8 mg/l** which is defined as **Very Hard** by Anglian Water Services Limited.

Water hardness can be expressed in various different units, for example, the hardness setting for a dishwasher is commonly expressed in degrees Clark. You should be able to find the required unit in your appliance's manual. The following table shows the various different units of the water hardness measurement for this property:

Calcium (mg/l or ppm)	Calcium Carbonate (mg/l or ppm)	Degrees Clark (°Clark or °e)	Degrees French (°f or °fH)	Degrees German (°dH or dGH)	mmol/l (Millimoles of ca/l)
122.800	307.000	21.500	30.700	17.200	3.100

Question 3.6 Please include details of the location of any water meter serving the property.

Answer Records indicate that the property is served by a water meter, which is located within the dwelling-house which is or forms part of the property, and in particular is located RHS KIT SINK.

Anglian Water have put together a list of these abbreviations to help you interpret the location of your water meter. Please remember that it is not uncommon for Water Meter locations to be recorded using a combination of these abbreviations.

LHS 4M FNC - Left hand side 4 meters from fence

If you are still having difficulty interpreting these abbreviations, please visit: <http://www.geodesys.com/water-meter-locations/>

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Question 4.1.1 Who is responsible for providing the sewerage services for the property?

Answer

Anglian Water Services Limited
 Lancaster House
 Lancaster Way
 Ermine Business Park
 Huntingdon
 Cambridgeshire
 PE29 6XU
 Tel: 0345 791 9155
www.anglianwater.co.uk

Question 4.1.2 Who is responsible for providing the water services for the property?

Answer

Anglian Water Services Limited
 Lancaster House
 Lancaster Way
 Ermine Business Park
 Huntingdon
 Cambridgeshire
 PE29 6XU
 Tel: 0345 791 9155
www.anglianwater.co.uk

Question 4.2 Who bills the property for sewerage services?

Answer

The property is billed for sewerage by:

Anglian Water Services Limited
 Lancaster House
 Lancaster Way
 Ermine Business Park
 Huntingdon
 Cambridgeshire
 PE29 6XU
 Tel: 0345 791 9155
www.anglianwater.co.uk

If the property is not billed for sewerage services this could indicate that an account hasn't been set up with the sewerage provider or the property has a private drainage system. The above answer is based on the most up to date billing records listed for the property. If the current occupier believes this answer to be incorrect, they will need to contact their sewerage provider to ensure these records are amended.

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Question 4.3 Who bills the property for water services?

Answer The property is billed for water services by:

Anglian Water Services Limited
Lancaster House
Lancaster Way
Ermine Business Park
Huntingdon
Cambridgeshire
PE29 6XU
Tel: 0345 791 9155
www.anglianwater.co.uk

If the property is not billed for water services this could indicate that an account hasn't been set up with the water provider or the property has a private water supply. The above answer is based on the most up to date billing records listed for the property. If the current occupier believes this answer to be incorrect, they will need to contact their water provider to ensure these records are amended.

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

Answer The charges are based on actual volumes of water measured through a water meter. ("metered-supply")

The meter serial number is: **16F268948J**

The property reference number is: **0020554194**

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

Question 4.5 Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?

Answer The basis for charges will be based on a metered supply.

For properties in the Anglian Water region, where Anglian Water supply clean water and a meter is installed, all charges levied at the property will be based on a metered consumption.

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

On change of occupation, the Company may install a meter at the premises and base charges upon the measured tariff. The Company may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water for: watering the garden, other than by hand (this includes the use of sprinklers) Automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.

Where charges are levied to a third party, the occupier needs to contact the vendor to confirm charging arrangements.

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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;

"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;

"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

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(d) otherwise;

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

"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;

"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.

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1. Introduction

- (a)** These Terms (together with our General Terms) set out the terms which will apply in respect of any Orders you place with us for a residential drainage and water enquiry being (i) a CON29DW Report and / or (ii) a CON29DW 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)** "Residential Property" means the address/es or location(s) of a residential property provided by you when you place an Order in respect of which you request a Report.
- (ii)** The term "Report" for the purposes of these Terms, shall mean the report known as the "CON29DW" prepared by us providing drainage and water information in relation to an individual domestic property.
- (c)** We provide a number of other products for commercial property or development land. 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 Residential 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 you supply with your Order.
- (b)** The Report is produced only for use in relation to Residential Property which require the provision of drainage and water information and cannot be used for non-residential properties, development of land or any property used solely for carrying on a trade or business. Where you require a report for a non residential property, or for the development of land, 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 Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Residential Property for any particular purpose, or be 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;
- (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 Residential 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.

3. Additional Provisions relating to our Liability to you for the Report

- (a)** The Maps attached to the Report are provided pursuant to our statutory duty to make such Maps available for inspection. Notwithstanding any other provisions of the Terms, your attention is drawn to the notices on the Map(s) attached to the Report which applies to the Map and its contents.
- (b)** Where we provide a Report for a Residential Property which receives either water or drainage services from us, and another company 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.

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4. Additional Intellectual Property Right Provisions

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

5. 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 a CON29DW residential 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 with 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

Your order reference: G2374002-1

Property address:
Flat 2, 12, Cliff Avenue, Cromer, NR27 0AN



APPENDIX 3: 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

Your order reference: G2374002-1

Property address:
Flat 2, 12, Cliff Avenue, Cromer, NR27 0AN



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 (TPOs)

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 their final decision.

Your order reference: G2374002-1

Property address:
Flat 2, 12, Cliff Avenue, Cromer, NR27 0AN

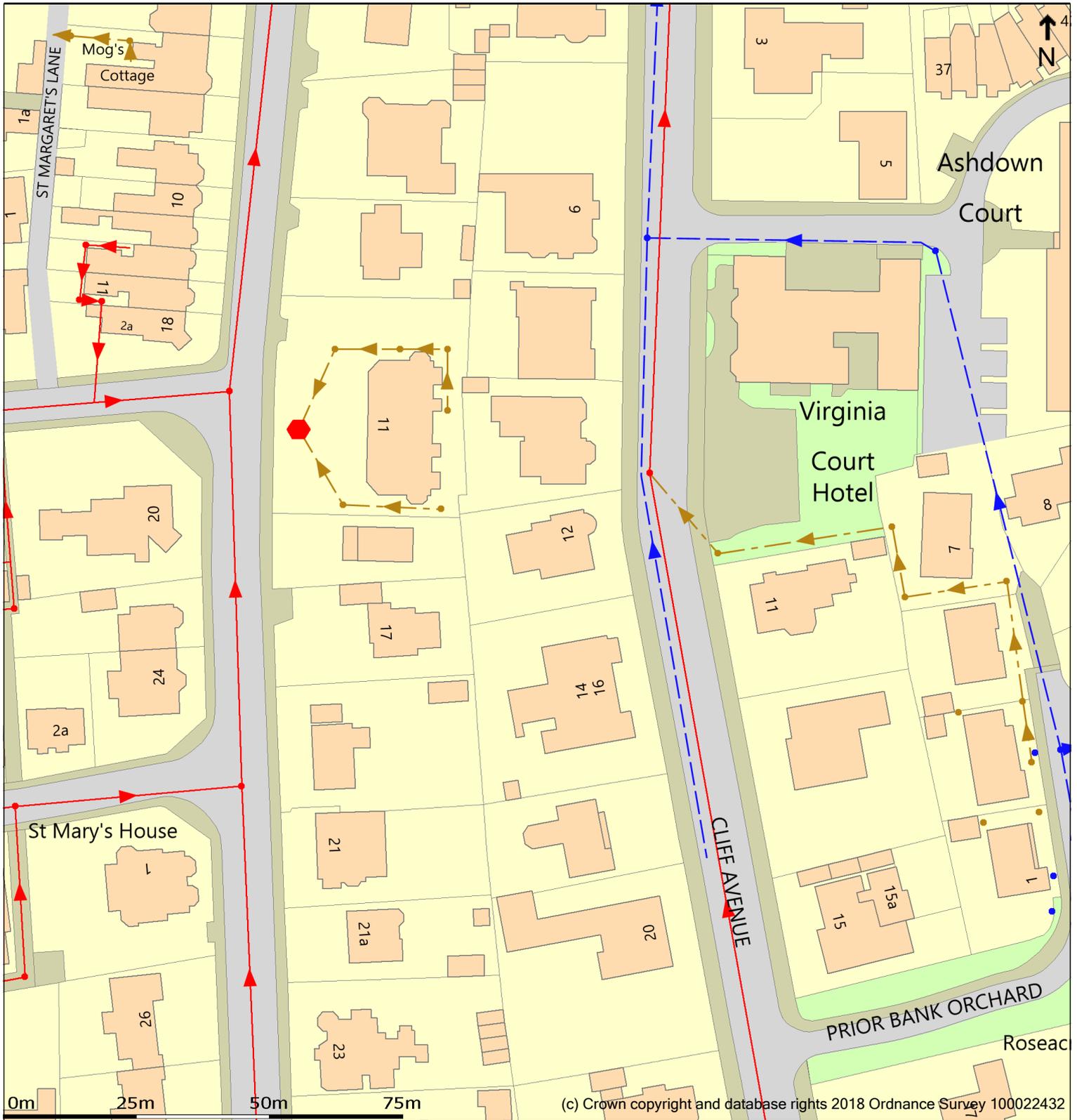




Title: G2374002-1 Date: 26/09/18 Scale: 1:1000 Map Centre: 622158,341856

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

This plan is provided by Anglian Water pursuant to 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.



Title: G2374002-1 Date: 26/09/18 Scale: 1:1000 Map Centre: 622158,341856

Foul Sewer	Decommissioned Sewer (colour denotes effluent type)	Manhole	Public Sewage Treatment Works
Surface Sewer	Private Sewer (colour denotes effluent type)	Public Pumping Station	Private Sewage Treatment Works
Combined Sewer	Rising Main (colour denotes effluent type)	Private Pumping Station	Outfall
Final Effluent		Decommissioned Pumping Station	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.

SPECIAL CONDITIONS OF SALE

Flat 2, 12 Cliff Avenue, Cromer, Norfolk, NR27 0AN

1. (a) The property is sold subject to the conditions following and the Standard Conditions of Sale (2018 Revision) so far as the latter conditions are not inconsistent with the conditions following
 (b) Terms used or defined in this Agreement have the same meaning when used in the Conditions of Sale
2. The Sellers Solicitors are Fosters of William House, 19 Bank Plain, Norwich NR2 4FS (Ref: LSS/RB/5BOU070-4)
3. The title to the Property is registered at H M Land Registry with title absolute under title number NK471138
4. The property is sold with vacant possession on completion
5. A deposit of 10% of the purchase price shall be paid by the Buyer to the Sellers Solicitors, Messrs Fosters, immediately upon conclusion of the auction
6. The property is sold subject to:-
 - (a) All local land charges whether registered or not before the date of sale and all matters capable of registration as local land charges whether or not actually registered
 - (b) All notices served and orders demands or proposals or requirements made by any local or other public authority whether before or after the date of sale
 - (c) All actual or proposed orders directions notices charges restrictions conditions agreements or any other matters arising under the Town and Country Planning Act or any statutory modification thereof
 - (d) All easements quasi easements wayleaves and privileges and third party rights affecting the property whether or not such matters are specifically referred to in the registered title the said particulars general remarks and stipulations
7. The Seller sells with Full Title Guarantee
8. The completion date shall be 28 days after the date of the Auction
9. The prescribed rate of interest is 4% per annum above the base rate from time to time of Barclays Bank Plc
10. The Seller shall not be required to execute an assurance of the property to any person other than the Buyer nor to execute separate assurances of part or parts of the property
11. The Buyer shall upon completion reimburse the Seller the fees for all searches obtained prior to the Auction (£216.84)
12. The Buyer shall upon completion reimburse the Seller the fees for the Management Pack obtained prior to the Auction (£350.00)

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.

Title number NK471138

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 (03.08.2017) PROPRIETOR: LYDIA ANNE BOURNE of Flat 2, 12 Cliff Avenue, Cromer NR27 0AN.

C: Charges Register

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

1 (03.08.2017) A conveyance of the freehold estate in the land in this title and other land dated 13 July 1900 made between (1) Sir Samuel Hoare and (2) Arthur Shepherd contains restrictive covenants.

-NOTE: copy filed under NK182254.

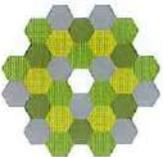
2 (03.08.2017) A conveyance of the freehold estate in the land in this title and other land dated 15 July 1988 made between (1) Diana Mary Taylor (the Vendor) and (2) Nigel Philip Gee and Christine Ann Gee (the Purchasers) contains the following covenants:-

"THE PURCHASERS hereby jointly and severally covenant with the Vendor that they will not use the property hereby conveyed for any educational purposes whatsoever"

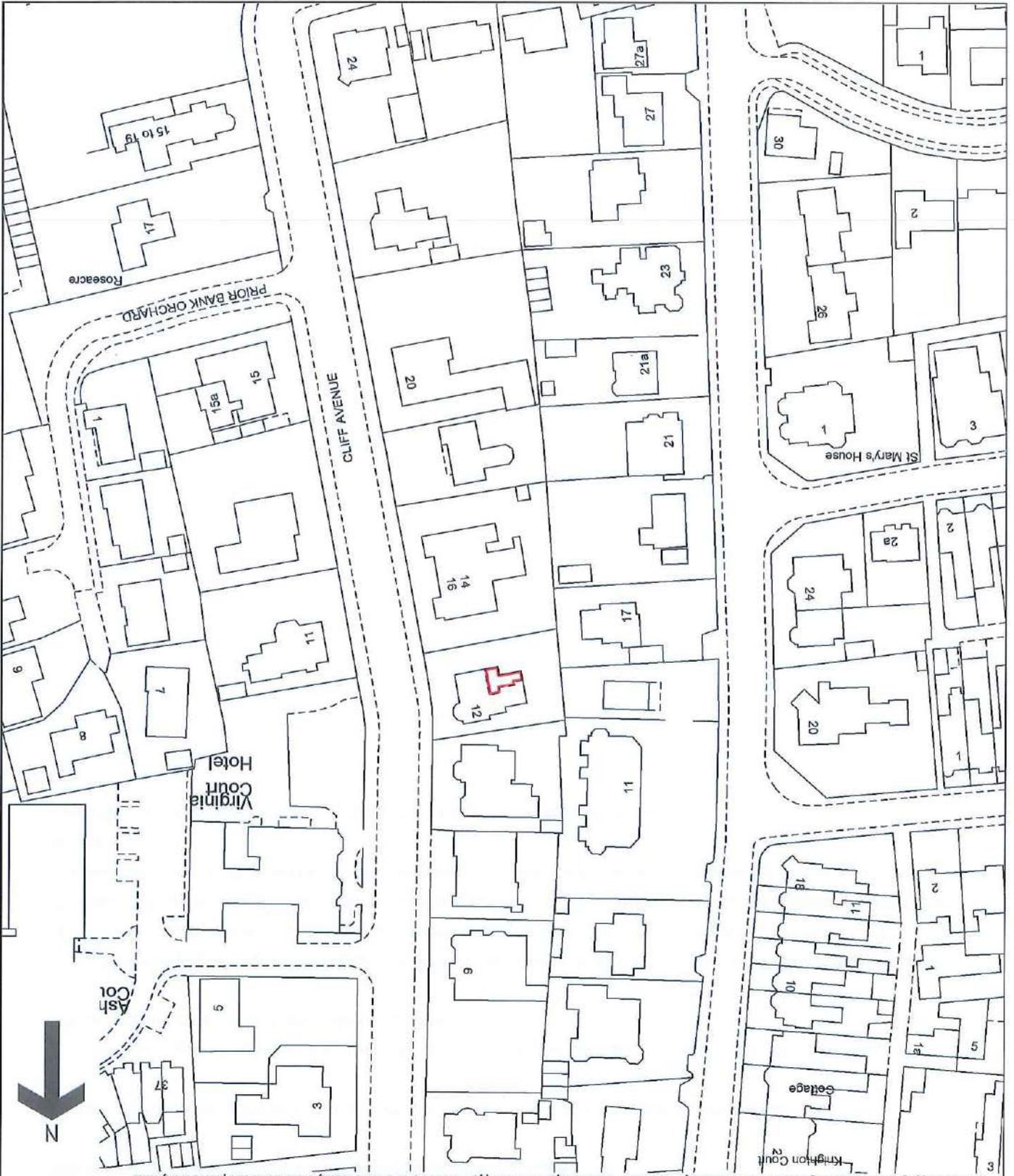
End of register

HM Land Registry Official copy of title plan

Title number NK471138
Ordnance Survey map reference TG2241NW
Scale 1:1250 enlarged from 1:2500
Administrative area Norfolk : North Norfolk



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The electronic official copy of the register follows this message.
Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy
of register of
title

Title number NK254095

Edition date 21.08.2018

This official copy shows the entries on the register of title on 25 SEP 2018 at 15:55:16.
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 25 Sep 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

(26.09.2000) The freehold land shown edged with red on the plan of the above title filed at the Registry and being 12 Cliff Avenue, Cromer (NR27 0AN).
1

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

(21.08.2018) PROPRIETOR: CENTURY 21 HARRIS & MARTIN LETTINGS & MANAGEMENT LIMITED (Co. Regn. No. 04620201) of 1 The Spinney, 121 Main Road, Danbury, Chelmsford CM3 4DL.
2 (21.08.2018) The price stated to have been paid on 17 August 2018 was £11,000.
3 (21.08.2018) The transfer to the proprietor contains a covenant of indemnity in respect of the covenants referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.
1 (26.09.2000) A conveyance of the land in this title and other land dated 13 July 1900 made between (1) Sir Samuel Hoare and (2) Arthur Shepherd contains restrictive covenants.
2 (26.09.2000) A conveyance dated 13 July 1900 made between (1) Arthur Shepherd and (2) John Sillwood contains the following covenants:-

-NOTE: original filed.

C: Charges Register continued

the said John Sillwood doth hereby covenant with the said Arthur Shephard that the said John Sillwood his heirs and assigns will not build nearer to his North boundary than 11 feet.

NOTE: The north boundary referred to is the northern boundary of the land in this title.

3 (26.09.2000) A Conveyance of the land in this title dated 15 July 1988 made between (1) Diana Mary Taylor (the Vendor) and (2) Nigel Philip Gee and Christine Ann Gee (the Purchasers) contains the following covenants:-

"THE PURCHASERS hereby jointly and severally covenant with the Vendor that they will not use the property hereby conveyed for any educational purposes whatsoever"

4 (26.09.2000) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.

The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

No	Description	Commencement	Termination	Reference
1	Second Floor Flat No 6	30.11.1989	99 years from 1 October 1989	NK122866
2	Second Floor Flat No 5	28.03.1990	99 years from 1 October 1989	NK89179
3	First Floor Flat No 4 and garden ground	24.03.2015	189 years from 1 October 1989	NK451488
4	First Floor Flat No. 3	07.05.2015	189 years from 30.04.1991	NK447679
5	Ground Floor Flat 2	26.07.2017	189 years from 01.10.1989	NK471138
6	Flat 1, 12 Cliff Avenue (ground floor flat) and garden ground	27.03.2018	189 years from 1 October 1989	NK478567

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.

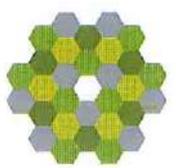
Please note that this is the only official copy we will issue. We will not issue a paper official copy.

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.

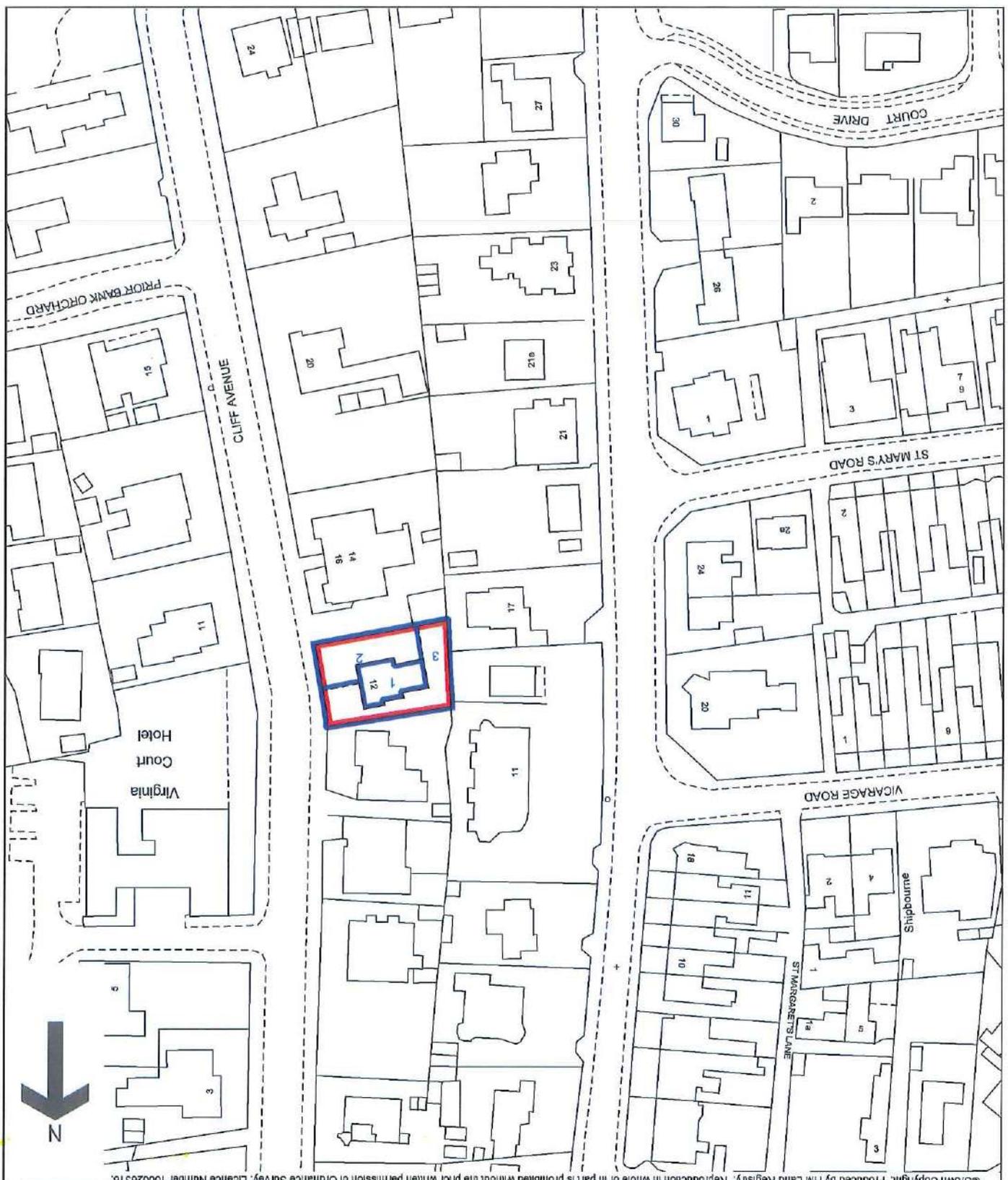
This official copy is issued on 25 September 2018 shows the state of this title plan on 25 September 2018 at 15:55:16. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. 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 **NK254095**
Ordnance Survey map reference **TG2241NW**
Scale **1:1250**
Administrative area **Norfolk : North Norfolk**



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This official copy is incomplete without the preceding notes page.

These are the notes referred to on the following official copy

Title Number NK471138

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

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

THIS DEED is made the 26th day of July 2017

BETWEEN

(1) SALISCROWN LIMITED of Bracondale, 37 Back Lane, Wymondham, Norfolk NR18 0LA (company number 01462928) ("The Lessor")

and

(2) LYDIA ANNE BOURNE of Flat 2, 12 Cliff Avenue, Cromer NR27 0AN ("the Lessee")

NOW THIS DEED WITNESSETH as follows: -

1. DEFINITION AND INTERPRETATION

In this Deed: -

1.1 "the Property" means Flat 2, 12 Cliff Avenue, Cromer NR27 0AN registered at H M Land Registry with Title Number NK182254

1.2 "the Lease" means a lease dated 24th October 1995 and made between Nigel Phillip Gee and Christine Ann Gee (1) and Lewis George Smith (2)

1.3 Where any expression is not specifically defined in this Deed of Variation then the expression shall have the same meaning as defined in the Lease

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

2. RECITALS

2.1 This Deed is supplemental to the Lease

2.2 The reversion expectant on the term of the Lease is vested in the Lessor and registered at H M Land Registry with Title Number NK254095 and the residue of the term of the Lease is vested in the Lessee

2.3 The parties desire to vary the terms of the Lease as mentioned below

3. ALTERATION TO TERMS OF THE LEASE

3.1 In consideration of the sum of Five Thousand and Thirty Five Pounds (£5,035.00) paid on the date hereof by the Lessee to the Lessor (the receipt of which the Lessor hereby acknowledges) the Lessor and the Lessee hereby agree and declare that the Lease shall be varied as follows:

3.1.1 In Clause 1 of the Lease the words "for the term of ninety nine years" shall be deleted and replaced by the words "for a term of one hundred and eighty nine years"

3.1.2 In Clause 1 of the Lease the words "and for the remainder of the said term" shall be deleted and replaced with the words "and between the sixty-sixth and ninety-ninth year of the said term". After the words "on the execution thereof" at the end of clause 1, a new sentence shall be added which will read as follows:
 "From the ninety-ninth year to the end of the said term the yearly rent will be the sum of one peppercorn if demanded".

4. CONFIRMATION OF THE LEASE

The Lease shall continue in full force and effect save as modified by this Deed and shall operate as if the alterations contained in this Deed were incorporated and all the covenants conditions and provisions of the Lease shall have effect as though the provisions contained in this Deed had been originally contained in the Lease.

5. H M LAND REGISTRY

5.1 The Lessor and Lessee agree immediately to make the application for the registration of this Deed and to jointly apply to the Chief Land Registrar to make the necessary entries and cancellations on the registers of NK182254 and NK254095 in order to give effect to this Deed

5.2 The parties hereby request the Chief Land Registrar to make a note of this Deed on the register of the Lessor's and Lessee's title in the appropriate manner

6. CERTIFICATE OF VALUE

6.1 It is hereby certified that the transaction hereby effected does not form part of a large transaction or series of transactions in respect of which the amount or value or aggregate amount or value of the consideration exceeds £50,000.00

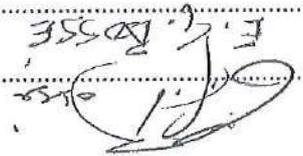
6.2 It is hereby certified that there is no Agreement for Lease to which this Deed gives effect

IN WITNESS whereof this document has been duly executed as a Deed and has been delivered on the date hereinafter mentioned



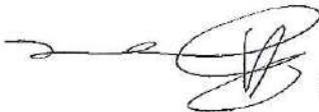
Executed as a Deed by the said
SALISCROWN LIMITED
 In the presence of:

Witness:

Signature: 
 Name: F. G. BOSSE

Address: 21 MERRIM GARDENS, DECCLES, NK34 9RA.

Executed as a Deed by the said
LYDIA ANNE BOURNE



In the presence of:

Witness:

Signature *B. Owen*

Name BETHAN OWEN

Address GROVE PLACE RUE LUCAS, SAKK GYDISA

Century 21 Harris & Martin, Lettings & Management Limited
 No.1 The Spinney
 121 Main Road, Danbury
 Essex, CM13 4DL
 Tel: 01245 227 303

Lydia Bourne
 9 Red Lion Yard
 Aylsham
 NR11 6LW

12 September 2018

Dear Ms Bourne

Re: Woodene, 12 Cliff Avenue, Cromer, NR27 0AN

We are writing to inform you that Century 21 Harris & Martin, Lettings & Management Limited have purchased the above freehold and as the new owners, they have a duty to inform you of a change of ownership.

We enclose the following:

✓	Leaseholder Contact Details Form This must be completed and returned to us at your earliest convenience as, in order to comply with landlord's obligations, we are required to arrange a Fire Risk Assessment and Asbestos Survey. We therefore require your contact details to arrange access for the contractors
✓	Section 3 Notice of Assignment
✓	The freehold title register
✓	Century 21 Harris & Martin, Lettings & Management Limited Charge Schedule

In accordance with the terms of your lease, it is the responsibility of the freeholder to insure the building. If you have arranged your own buildings insurance policy, you are advised to cancel it with immediate effect and if necessary obtain any refund due from your insurer.

Please contact us if you have any queries.

Yours sincerely

Century 21 Harris & Martin, Lettings & Management Limited

LANDLORD AND TENANT ACT 1985

SECTION 3

Notice to Tenant of Assignment of Landlord's Interest

(1) Name and address of tenant
To: Lydia Bourne, 9 Red Lion Yard, Aylsham, NR11 6LW (1)

(2) Address of premises (Note 1(a))
Take Notice that the interest of the landlord in the premises : Woodene, 12 Cliff Avenue, Cromer, NR27 0AN (2)

(3) Name of landlord of which you are tenant, has been assigned to Century 21 Harris & Martin, Lettings & Management Limited (3)

(4) Address (Notes 1(d), 3) whose registered office is at 1 The Spinney, 121 Main Road, Danbury, Essex, CM3 4DL (4) (Notes 2,3)

(5) Note 4 (6) Note 5 (5) the assignment was a disposal within Part I of the Landlord and Tenant Act 1987 and (together with other qualifying tenants (6)) you may have the right under that Part

(1) To obtain information about the disposal, and (2) To acquire the landlord's interest in the whole or part of the premises in which your flat is situated.

(7) Note 6 Your right to obtain information expires four months after notices similar to this one have been served on the requisite majority (7) of qualifying tenants of the constituent flats (8)

(8) Note 7 Your right to acquire the landlord's interest expires six months after the date on which the landlord complied with the notice under s. 11(A) of the 1987 Act or (if no such notice was served) six months after notices similar to this one were served on the requisite majority of qualifying tenants of the constituent flats (5)

(Note 1(c))

Dated 12 September 2018

Signed

Landlord

(9) Name and address [Landlord's agent](9)

NOTES

1. Notice must be served on a tenant:
 - (a) Where the premises consist of or include a dwelling;
 - (b) when the landlord's interest is conveyed in any way, other than by a mortgage or charge;
 - (c) not later than the next rent day or (if that is within two months of the assignment) two months after the assignment;
 - (d) by the new owner of the landlord's interest
2. The address given for the new landlord may be his place of abode or business. In the case of a company, the registered office address is to be given.
3. Trustees may give a collective description and the address from which the affairs of the trust are conducted.
4. Delete this passage if the tenant is not a qualifying tenant within Part I of the Landlord and Tenant Act 1987 (tenants' rights of first refusal) or the assignment was not a relevant disposal within Part I affecting premises to which that Part applied. Otherwise this passage must be included: Landlord and Tenant Act 1985 s. 3A.
5. A qualifying tenant is defined in section 3 of the Landlord and Tenant Act 1987.
6. The requisite majority is more than 50 per cent of the available votes: Landlord and Tenant Act 1987 s. 18A.
7. The constituent flats are the flats contained in the premises affected by the disposal: Landlord and Tenant Act 1987 s. 11(2).

LANDLORD AND TENANT ACT 1985

SECTION 3

Notice to Tenant of Assignment of Landlord's Interest

- (1) Name and address of tenant
To: Lydia Bourne, 9 Red Lion Yard, Aylsham, NR11 6LW (1)
- (2) Address of premises (Note 1(a))
Take Notice that the interest of the landlord in the premises : Woodene, 12 Cliff Avenue, Cromer, NR27 0AN (2)
- (3) Name of landlord
of which you are tenant, has been assigned to Century 21 Harris & Martin, Lettings & Management Limited (3)
- (4) Address (Notes 1(d), 3) (Notes 2,3)
whose registered office is at 1 The Spinney, 121 Main Road, Danbury, Essex, CM3 4DL (4)

- (5) Note 4 (5) the assignment was a disposal within Part I of the Landlord and Tenant Act 1987 and (together with other qualifying tenants (e)) you may have the right under that Part (1) To obtain information about the disposal, and (2) To acquire the landlord's interest in the whole or part of the premises in which your flat is situated.
- (7) Note 6 (7) Your right to obtain information expires four months after notices similar to this one have been served on the requisite majority (7) of qualifying tenants of the constituent flats (8)
- (8) Note 7 (8) Your right to acquire the landlord's interest expires six months after the date on which the landlord complied with the notice under s. 11(A) of the 1987 Act or (if no such notice was served) six months after notices similar to this one were served on the requisite majority of qualifying tenants of the constituent flats (5)

(Note 1(c))

Dated 12 September 2018

Signed



Landlord

[Landlord's agent](9)

(9) Name and address

NOTES

1. Notice must be served on a tenant:
 - (a) Where the premises consist of or include a dwelling;
 - (b) when the landlord's interest is conveyed in any way, other than by a mortgage or charge;
 - (c) not later than the next rent day or (if that is within two months of the assignment) two months after the assignment;
 - (d) by the new owner of the landlord's interest
2. The address given for the new landlord may be his place of abode or business. In the case of a company, the registered office address is to be given.
3. Trustees may give a collective description and the address from which the affairs of the trust are conducted.
4. Delete this passage if the tenant is not a qualifying tenant within Part I of the Landlord and Tenant Act 1987 (tenants' rights of first refusal) or the assignment was not a relevant disposal within Part I affecting premises to which that Part applied. Otherwise this passage must be included: Landlord and Tenant Act 1985 s. 3A.
5. A qualifying tenant is defined in section 3 of the Landlord and Tenant Act 1987.
6. The requisite majority is more than 50 per cent of the available votes: Landlord and Tenant Act 1987 s. 18A.
7. The constituent flats are the flats contained in the premises affected by the disposal: Landlord and Tenant Act 1987 s. 11(2).

David Gilbert FRICS
For Saliscrown Limited



Yours sincerely

In light of the above an invoice is enclosed for the proposed maintenance work.

Chris Wilde has given me an estimate for the external decoration for this year. This is for the front and north side, including scaffolding. I have explained to Chris that the Freehold will be transferred to new owners later this year. Chris will schedule the work for September time which should allow the transfer to be completed. The work will be scheduled but not commenced until instructions are received from the new owners (whoever they are). I have initiated the external decoration as at this point in time I remain the only person in a position to do so. As the transfer of the Freehold may still take a couple of months this would not leave sufficient time for the new owner to arrange the work before the winter weather set in. As the collection of funds, to pay for the work, also takes some time this could also have postponed the work for another year.

FLAT 2, WOODENE, 12 CLIFF AVENUE, CROMER

Dear Lydia

Lydia Bourne
9 Red Lion Yard
Aylsham
NR11 6LW

SALISCROWN LIMITED
C/o David Gilbert FRICS
5 Meadow Gardens
Beccles
Suffolk
NR34 9PA
Telephone 01502 713208
Email:- saliscrown@aol.com

30th April 2018

SALISCROWN LIMITED

C/o David Gilbert FRICS

5 Meadow Gardens

Becles

Suffolk

NR34 9PA

Telephone 01502 713208

Date:

30th April 2018

Invoice No.

Salls/cro 0518

TO:

Lydia Bourne
9 Red Lion Yard
Aylsham
NR11 6LW

INVOICE

£650.00	Flat 2, Woodene, 12 Cliff Avenue, Cromer Maintenance Fund
£650.00	Paid M. F. W. 20-5-18 o.v.l.k.

Payment Terms: Within 28 days of invoice date.
Please make cheque payable to Saliscrown Limited

Account details for electronic transfer

Lloyds Bank account name:- Saliscrown Limited Clients Woodene

Sort code:- 30-84-54

Account No. :- 36233668

Reference:- Flat 2

Registered Office: Bracondale, 37 Back Lane, Wymondham, Norfolk, NR18 0LA. Company No. 01462928

INVOICE

TO: Lydia Bourne
9 Red Lion Yard
Ayisham
NR11 6LW

Date: 2nd November 2017
Invoice No. Salis/cro 0117

SALISCROWN LIMITED
C/o David Gilbert FRICS
5 Meadow Gardens
Beccles
Suffolk
NR34 9PA
Telephone 01502 713208

Flat 2, Woodene, 12 Cliff Avenue, Cromer	
Buildings Insurance	£314.42
Ground Rent	£50.00
Maintenance Fund	£275.00
	£639.42

Payment Terms: Within 28 days of invoice date.
Please make cheque payable to Saliscrown Limited

Account details for electronic transfer
Lloyds Bank account name:- Saliscrown Limited Clients Woodene
Sort code:- 30-84-54
Account No. :- 36233668
Reference:- Flat 2

Registered Office: Bracondale, 37 Back Lane, Wymondham, Norfolk, NR18 0LA. Company No. 01462928

SALISCROWN LIMITED

C/o David Gilbert FRICS

5 Meadow Gardens

Becles

Suffolk

NR34 9PA

Telephone 01502 713208

Date: 7th November 2016
Invoice No. Sals/cro 0616

TO: Lydia Bourne

Reneve

Sark

Channel Islands

GY10 1SF

INVOICE

Flat 2, Woodene, 12 Cliff Avenue, Cromer	
Buildings Insurance	£333.12
Ground Rent	£50.00
	£383.12

Payment Terms: Within 28 days of invoice date.

Please make cheque payable to Saliscrown Limited

Account details for electronic transfer

Lloyds Bank account name:- Saliscrown Limited Clients Woodene

Sort code:- 30-84-54

Account No. :- 36233668

Reference

Paid online

11-11-16

SALISCROWN LIMITED

C/o David Gilbert FRICS

5 Meadow Gardens

Beccles

Suffolk

NR34 9PA

Telephone 01502 713208

Invoice Date: 4th November 2015

Invoice Number

Salis/cro 0815

TO: Mr & Mrs A Cass
 9 Wick Drive
 Wickford
 Essex
 SS12 9AS

INVOICE

	£491.60
Flat 2, Woodene, 12 Cliff Avenue, Cromer Buildings Insurance Maintenance fund contribution Ground Rent	£331.60 £110.00 £50.00

David
 95/11/15
 Cheque no 691

Payment Terms: Within 28 days of invoice date.
 Please make cheque payable to Saliscrown Limited

Registered Office: Bracondale, 37 Back Lane, Wymondham, Norfolk, NR18 0LA. Company No. 01462928

SALISCROWN LIMITED

C/o David Gilbert FRICS

5 Meadow Gardens

Beccles

Suffolk

NR34 9PA

Telephone 01502 713208

Invoice Date: 11th November 2014

Invoice Number: Salis/cro 0814

TO: Mr & Mrs A Cass
 9 Wick Drive
 Wickford
 Essex
 SS12 9AS

INVOICE

£421.00	
	<p>Flat 2, Woodene, 12 Cliff Avenue, Cromer Buildings insurance. Maintenance fund contribution Ground Rent</p>
£321.00	
£50.00	
£50.00	

Handwritten notes:
 Paid
 No 000041
 1/12/14

Payment Terms: Within 28 days of invoice date.

Please make cheque payable to Saliscrown Limited

Fittings and Contents Form

Address of the property

Flat 2,
12,
Cliff Avenue,
Cromer,
Norfolk
NR27 0AN

Full names of the seller

Mrs Lydia Bourne

Seller's solicitor

Fosters Solicitors

Name of solicitor's firm

19,
Bank Plain,
Norwich,
Norfolk

Address

Email

is-team@fosters-solicitors.co.uk

Reference number

S/5BOU070-4

About this form

The aim of this form is to make clear to the buyer which items are included in the sale. It must be completed accurately by the seller as the form may become part of the contract between the buyer and the seller.

It is important that sellers and buyers check the information in the form carefully.

Definitions

- 'Seller' means all sellers together where the property is owned by more than one person.
- 'Buyer' means all buyers together where the property is being bought by more than one person.

Instructions to the seller and the buyer

- In each row, the seller should tick the appropriate box to show whether:
- the item is included in the sale ('Included')
 - the item is excluded from the sale ('Excluded')
 - there is no such item at the property ('None')

5 Curtains and curtain rails

None specified

Other rooms (please specify)

	Included	Excluded	None	Amount (£)	Comments
Hall, stairs and landing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Dining room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

4 Carpets

	Included	Excluded	None	Amount (£)	Comments
Bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Shower fitting for bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Shower curtain	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Bathroom cabinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Taps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Separate shower and fittings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Towel rail	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Soap / toothbrush holders	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Toilet roll holders	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Bathroom mirror	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

3 Bathroom

None specified

Other items (please specify)

	Included	Excluded	None	Amount (£)	Comments
Extractor hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Oven / grill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Cooker	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Refrigerator / fridge-freezer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Freezer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Tumble-dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Washing machine	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

7 Fitted units

Comments	Amount (£)	Included	Excluded	None
Hall, stairs and landing		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

None specified

Other rooms (please specify)

Comments	Amount (£)	Included	Excluded	None
Hall, stairs and landing		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Living room		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dining room		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 1		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 2		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 3		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6 Light fittings

Comments	Amount (£)	Included	Excluded	None
----------	------------	----------	----------	------

None specified

Other rooms (please specify)

Comments	Amount (£)	Included	Excluded	None
Hall, stairs and landing		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Living room		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dining room		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bedroom 1		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bedroom 2		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 3		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

None specified

Other rooms (please specify)

Comments	Amount (£)	Included	Excluded	None
Hall, stairs and landing		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Living room		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dining room		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 1		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 2		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 3		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Curtain rails / poles / pelmets

Comments	Amount (£)	Included	Excluded	None
----------	------------	----------	----------	------

10 Stock of fuel					
	Included	Excluded	None	Amount (£)	Comments
Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

9 Television and telephone					
	Included	Excluded	None	Amount (£)	Comments
Telephone receivers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Television aerial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Radio aerial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Satellite dish	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

8 Outdoor area					
	Included	Excluded	None	Amount (£)	Comments
Garden furniture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Garden ornaments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Trees, plants, shrubs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Barbecue	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Dustbins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Garden shed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Greenhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Outdoor heater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Outside lights	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Water butt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Clothes line	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Rotary line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<i>Other items (please specify)</i>					
<i>None specified</i>					

8 Outdoor area					
	Included	Excluded	None	Amount (£)	Comments
Living room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<i>Other rooms (please specify)</i>					
<i>None specified</i>					

Completed, validated and submitted online by Mrs Lydia Bourne on 17 September 2018 at 05:46 PM

None specified

Comments

Included Excluded Amount (£)

11 Other items

Liquefied Petroleum Gas (LPG)

Property Information Form

Address of the property

Flat 2,
12,
Cliff Avenue,
Cromer,
Norfolk
NR27 0AN

Full names of the seller

Mrs Lydia Bourne

Seller's solicitor

Fosters Solicitors

Name of solicitor's firm

19,
Bank Plain,
Norwich,
Norfolk

Address

Email

is-team@fosters-solicitors.co.uk

Reference number

S/5BOU070-4

About this form

This form is completed by the seller to supply the detailed information and documents which may be relied upon for the conveyancing process.

It is important that sellers and buyers read the notes below.

Definitions

- "Seller" means all sellers together where the property is owned by more than one person.
- "Buyer" means all buyers together where the property is being bought by more than one person.
- "Property" includes all buildings and land within its boundaries.

Instructions to the seller

- The answers should be prepared by the person or persons who are named as owner on the deeds or Land Registry title or by the owner's legal representative(s) if selling under a power of attorney or grant of probate or representation. If there is more than one seller, you should prepare the answers together or, if only one seller prepares the form, the other(s) should check the answers given and all sellers should sign the form.
- If you do not know the answer to any question, you must say so. If you are unsure of the meaning of any questions or answers, please ask your solicitor. Completing this form is not mandatory, but omissions or delay in providing some information may delay the sale.
- If you later become aware of any information which would alter any replies you have given, you must inform your solicitor immediately. This is as important as giving the right answers in the first place. Do not change any arrangements concerning the property with anyone (such as a tenant or neighbour) without first consulting your solicitor.
- It is very important that your answers are accurate. If you give incorrect or incomplete information to the buyer (on this form or otherwise in writing or in conversation, whether through your estate agent or solicitor or directly to the buyer), the buyer may make a claim for compensation from you or refuse to complete the purchase.
- You should answer the questions based upon information known to you (or, in the case of legal representatives, you or the owner). You are not expected to have expert knowledge of legal or technical matters, or matters that occurred prior to your ownership of the property.
- Please give your solicitor any letters, agreements or other papers which help answer the questions. If you are aware of any which you are not supplying with the answers, tell your solicitor. If you do not have any documentation you may need to obtain copies at your own expense. Also pass to your solicitor any notices you have received concerning the property and any which arrive at any time before completion of the sale.
- If the seller gives you, separately from this form, any information concerning the property (in writing or in conversation, whether through an estate agent or solicitor or directly to you) on which you wish to rely when buying the property, you should tell your solicitor.
- You are entitled to rely on the replies given to enquiries but in relation to the physical condition of the property, the replies should not be treated as a substitute for undertaking your own survey or making your own independent enquiries, which you are recommended to do.
- The seller is only obliged to give answers based on their own information. They may not have knowledge of legal or technical matters. You should not expect the seller to have knowledge of, or give information about, matters prior to their ownership of the property.

Instructions to the buyer

1 Boundaries

If the property is leasehold this section, or parts of it, may not apply.

1.1 Looking towards the property from the road, who owns or accepts responsibility to maintain or repair the boundary features:

- (a) on the left? Seller Shared Not known
- (b) on the right? Seller Shared Not known
- (c) on the rear? Seller Shared Not known
- (d) on the front? Seller Shared Not known

1.2 If the boundaries are irregular please indicate ownership by written description or by reference to a plan:

It is the job of the Leaseholder to maintain the garden areas around the property. It is the responsibility also of the Leaseholder to maintain the exterior of the building.

1.3 Is the seller aware of any boundary feature having been moved in the last 20 years? If Yes, please give details:

- Yes No

1.4 During the seller's ownership, has any land previously forming part of the property been sold or has any adjacent property been purchased? If Yes, please give details:

- Yes No

1.5 Does any part of the property or any building on the property overhang, or project under, the boundary of the neighbouring property or road? If Yes, please give details:

- Yes No

[Empty text box]

3.2 Is the seller aware of any proposals to develop property or land nearby, or of any proposals to make alterations to buildings nearby? If Yes, please give details:

Yes No

[Empty text box]

3.1 Have any notices or correspondence been received or sent (e.g. from or to a neighbour, council or government department), or any negotiations or discussions taken place, which affect the property nearby? If Yes, please give details:

Yes No

3 Notices and proposals

[Empty text box]

2.2 Is the seller aware of anything which might lead to a dispute about the property or a property nearby? If Yes, please give details:

Yes No

[Empty text box]

2.1 Have there been any disputes or complaints regarding this property or a property nearby? If Yes, please give details:

Yes No

2 Disputes and complaints

[Empty text box]

1.6 Has any notice been received under the Party Wall Act 1996 in respect of any shared/party boundaries? If Yes, please supply a copy, and give details of any works carried out or agreed:

Yes No

4 Alterations, planning and building control

Note to seller: All relevant approvals and supporting paperwork referred to in section 4 of this form, such as listed building consents, planning permissions, Building Regulations consents and completion certificates should be provided. If the seller has had works carried out the seller should produce the documentation authorising this. Copies may be obtained from the relevant local authority website. Competent Persons Certificates may be obtained from the contractor or the scheme provider (e.g. FENSA or Gas Safe Register). Further information about Competent Persons Certificates can be found at: www.gov.uk.

Note to buyer: If any alterations or improvements have been made since the property was last valued for council tax, the sale of the property may trigger a revaluation. This may mean that following completion of the sale, the property will be put into a higher council tax band. Further information about council tax valuation can be found at: www.voa.gov.uk

4.1 Have any of the following changes been made to the whole or any part of the property (including the garden)?

(a) Building works (e.g. extension, loft or garage conversion, removal of internal walls). If Yes, please give details including dates of all work undertaken:

Yes No

(b) Change of use (e.g. from an office to a residence)

Yes No
 Year

(c) Installation of replacement windows, roof windows, roof lights, glazed doors since 1 April 2002

Yes No
 Year(s)

(d) Addition of a conservatory

Yes No
 Year

4.2 If Yes to any of the questions in 4.1 and if the work was undertaken during the seller's ownership of the property:

(a) please supply copies of the planning permissions, Building Regulations approvals and Completion Certificates, OR:

(b) if none were required, please explain why these were not required – e.g. permitted development rights applied or the work was exempt from Building Regulations:

4.3 Are any of the works disclosed in 4.1 above unfinished? If Yes, please give details:

Yes No

4.4 Is the seller aware of any breaches of planning permission conditions or Building Regulations consent conditions, unfinished work or work that does not have all necessary consents? If Yes, please give details:

Yes No

4.5 Are there any planning or building control issues to resolve? If Yes, please give details:

Yes No

4.6 Have solar panels been installed?

(a) If Yes, in what year were the solar panels installed?

Year

(b) If Yes, Are the solar panels owned outright?

Yes No

(c) If Yes, Has a long lease of the roof/air space been granted to a solar panel provider? If Yes, please supply copies of the relevant documents.

4.7 Is the property or any part of it:

(a) a listed building?

Yes No

(b) in a conservation area?

Yes No Not known

If Yes, please supply copies of any relevant documents

Enclosed To follow

Not known

5 Guarantees and warranties

4.8 Are any of the trees on the property subject to a Tree Preservation Order?
 If Yes:

Yes
 Not known

(a) Have the terms of the Order been complied with?

Yes
 Not known

(b) Please supply a copy of any relevant documents.

Enclosed
 To follow

Note to seller: All available guarantees, warranties and supporting paperwork should be supplied before exchange of contracts.

Note to buyer: Some guarantees only operate to protect the person who had the work carried out or may not be valid if their terms have been breached. You may wish to contact the company to establish whether it is still trading and if so, whether the terms of the guarantee will apply to you.

5.1 Does the property benefit from any of the following guarantees or warranties? If Yes, please supply a copy.

(a) New home warranty (e.g. NHBC or similar)

Yes
 No
 Enclosed
 To follow

(b) Damp proofing

Yes
 No
 Enclosed
 To follow

(c) Timber treatment

Yes
 No
 Enclosed
 To follow

(d) Windows, roof lights, roof windows or glazed doors

Yes
 No
 Enclosed
 To follow

(e) Electrical work

Yes
 No
 Enclosed
 To follow

(f) Roofing

Yes
 No
 Enclosed
 To follow

[Empty text box]

6.3 Has the seller made any buildings insurance claims? If Yes, please give details: Yes No

[Empty text box]

If Yes, please give details:

(d) refused? Yes No

(c) subject to unusual conditions? Yes No

(b) subject to high excesses? Yes No

(a) subject to an abnormal rise in premiums? Yes No

6.2 Has any buildings insurance taken out by the seller ever been:

6.1 Does the seller insure the property? Yes No

6 Insurance

[Empty text box]

5.2 Have any claims been made under any of these guarantees or warranties? If Yes, please give details: Yes No

[Empty text box]

(i) Other (please state): Enclosed To follow

(h) Underpinning Yes No

(g) Central heating Enclosed To follow

Yes No

Flooding

Note: Flooding may take a variety of forms: it may be seasonal or irregular or simply a one-off occurrence. The property does not need to be near a sea or river for flooding to occur. Further information about flooding can be found at: www.defra.gov.uk.

7.1 Has any part of the property (whether buildings or surrounding garden or land) ever been flooded? If Yes, please state when the flooding occurred and identify the parts that flooded:

Yes No

7.2 If Yes, What type of flooding occurred?

(a) Ground water Yes No

(b) Sewer flooding Yes No

(c) Surface water Yes No

(d) Coastal flooding Yes No

(e) River flooding Yes No

(f) Other (please state):

7.3 Has a Flood Risk Report been prepared? If Yes, please supply a copy.

Yes No Enclosed To follow

Further information about the types of flooding and Flood Risk Reports can be found at: www.environment-agency.gov.uk.

Radon

Note: Radon is a naturally occurring inert radioactive gas found in the ground. Some parts of England and Wales are more adversely affected by it than others. Remedial action is advised for properties with a test result above the "recommended action level". Further information about Radon can be found at: www.hpa.org.uk.

7.4 Has a Radon test been carried out on the property?

Yes No

If Yes:

(a) please supply a copy of the report Enclosed To follow

(b) was the test result below the "recommended action level"? Yes No

[Empty text box]

Does ownership of the property carry a responsibility to contribute towards the cost of any jointly used services, such as maintenance of a private road, a shared driveway, a boundary or drain? If Yes, please give details:

Yes No

Note: Rights and arrangements may relate to access or shared use. They may also include leases of less than seven years, rights to mines and minerals, manorial rights, chancel repair and similar matters. If you are uncertain about whether a right or arrangement is covered by this question, please ask your solicitor.

8 Rights and informal arrangements

7.8 (a) If Yes, please state whether there is a Japanese knotweed management plan in place and supply a copy.

Yes No Not known Enclosed To follow

7.8 Is the property affected by Japanese knotweed?

Yes No Not known

Note: Japanese knotweed is an invasive plant that can cause damage to property. It can take several years to eradicate

Japanese knotweed

Further information about the Green Deal can be found at: www.gov.uk/decc

[Empty text box]

7.7 Have any installations in the property been financed under the Green Deal scheme? If Yes, please give details of all installations and supply a copy of your last electricity bill

Yes No Enclosed To follow

7.6 Please supply a copy of the EPC for the property

Enclosed To follow Already supplied

Note: An Energy Performance Certificate (EPC) is a document that gives information about a property's energy usage. Further information about EPCs can be found at: www.gov.uk.

Energy efficiency

7.5 Were any remedial measures undertaken on construction to reduce Radon gas levels in the property?

Yes No Not known

8.7 Do any drains, pipes or wires leading to any neighbour's property cross the property?
 Yes No Not known

8.6 Do any drains, pipes or wires serving the property cross any neighbour's property?
 Yes No Not known

Services crossing the property or neighbouring property

8.5 Are there any other rights or arrangements affecting the property? If Yes, please give details:
 Yes No

If Yes, please give details:

- (a) Rights of light Yes No
- (b) Rights of support from adjoining properties Yes No
- (c) Customary rights (e.g. rights deriving from local traditions) Yes No
- (d) Other people's rights to mines and minerals under the land Yes No
- (e) Chancel repair liability Yes No
- (f) Other people's rights to take things from the land (such as timber, hay or fish) Yes No

8.4 Does the seller know of any of the following rights or arrangements which affect the property?

If Yes, please give details:

8.3 Has anyone taken steps to prevent access to the property, or to complain about or demand payment for access to the property?
 Yes No

8.2 Does the property benefit from any rights or arrangements over any neighbouring property? If Yes, please give details:
 Yes No

If No to question 11.2, please continue to section 12 "Services" and do not answer 11.3-11.5 below.

11 Occupiers

11.2

Does anyone else, aged 17 or over, live at the property?

Yes No

11.1

Does the seller live at the property?

Yes No

10.1

Does the seller have to pay any charges relating to the property (excluding any payments such as council tax, utility charges, etc.), for example payments to a management company? If Yes, please give details:

Yes No

Buildings insurance, at approximately £320 per year. Ground rent at £50 per year. When the external surfaces are painted a contribution towards this. These are all shown on the invoices that I have posted to you.

Note: If the property is leasehold, details of lease expenses such as service charges and ground rent should be set out on the separate Leasehold Information Form. If the property is freehold, there may still be charges: for example, payments to a management company or for the use of a private drainage system.

10 Other charges

9.2

Is the property in a controlled parking zone or within a local authority parking scheme?

Yes No Not known

9.1

What are the parking arrangements at the property?

On-street only

9 Parking

8.8

Is there any agreement or arrangement about drains, pipes or wires?

Yes No Not known

If Yes, please supply a copy or give details:

Enclosed To follow

[Empty text box for details]

Electricity

- 12.1 Has the whole or any part of the electrical installation been tested by a qualified and registered electrician?
 Yes No
- 12.2 Has the property been rewired or had any electrical installation work carried out since 1 January 2005?
 Yes No Not known
- If Yes, please state the year it was tested and provide a copy of the test certificate.
 Year
 Enclosed To follow
- If Yes, please supply one of the following:
 (a) a copy of the signed BS7671 Electrical Safety Certificate Enclosed To follow
 (b) the installer's Building Regulations Compliance Certificate Enclosed To follow
 (c) the Building Control Completion Certificate Enclosed To follow

12 Services

Note: If the seller does not have a certificate requested below this can be obtained from the relevant Competent Persons Scheme. Further information about Competent Persons Schemes can be found at: www.gov.uk.

- 11.3 Please give the full names of any occupiers (other than the sellers) aged 17 or over:
- 11.4 Are any of the occupiers (other than the sellers), aged 17 or over, tenants or lodgers?
 Yes No
- 11.5 Is the property being sold with vacant possession?
 Yes No
- If Yes, have all the occupiers aged 17 or over:
 (a) agreed to leave prior to completion? Yes No
 (b) agreed to sign the sale contract? If No, please supply other evidence that the property will be vacant on completion Yes No Enclosed To follow

Central heating

12.3 Does the property have a central heating system?

If Yes:

Yes No

(a) What type of system is it (e.g. mains gas, liquid gas, oil, electricity, etc.)?

Mains gas

(b) When was the heating system installed? If on or after 1 April 2005 please supply a copy of the "completion certificate" (e.g. CORGI or Gas Safe Register) or the "exceptional circumstances" form.

Date Not known Enclosed To follow

(c) Is the heating system in good working order?

Yes No

(d) In what year was the heating system last serviced/maintained? Please supply a copy of the inspection report.

Year Not known To follow Not available

Drainage and sewerage

Note: Further information about drainage and sewerage can be found at: www.environment-agency.gov.uk.

12.4 Is the property connected to mains:

(a) foul water drainage?

Yes No Not known

(b) surface water drainage?

Yes No Not known

If Yes to both questions in 12.4, please continue to section 13 'Connection to utilities and services' and do not answer 12.5-12.10 below.

12.5 Is sewerage for the property provided by:

(a) a septic tank?

Yes No

(b) a sewerage treatment plant?

Yes No

(c) cesspool?

Yes No

12.6 Is the use of the septic tank, sewerage treatment plant or cesspool shared with other properties? If Yes, how many properties share the system?

Yes No

13 Connection to utilities and services

Please mark the Yes or No boxes to show which of the following utilities and services are connected to the property and give details of any providers.

- 12.7 When was the system last emptied? Year
- 12.8 If the property is served by a sewage treatment plant, when was the treatment plant last serviced? Year
- 12.9 When was the system installed? Year
- 12.10 Is any part of the septic tank, sewage treatment plant (including any soakaway or outfall) or cesspool, or the access to it, outside the boundary of the property? If Yes, please supply a plan showing the location of the system and how access is obtained.
 - Yes
 - Enclosed
 - No
 - To follow

Mains electricity

13.1 Is the property connected to mains electricity?

Yes No

(a) Provider's name

e-On

(b) Location of meter

In the ground floor communal hallway, labelled with Flat 2

Mains gas

13.2 Is the property connected to mains gas?

Yes No

(a) Provider's name

British Gas

(b) Location of meter

To the right as you are looking at the exit door of the main building in a box

Mains water

13.3 Is the property connected to mains water?

Yes No

(a) Provider's name

Anglian Water

(b) Location of stopcock

To the right of the kitchen sink

(c) Location of meter, if any

To the right of the kitchen sink

Mains sewerage

13.4 Is the property connected to mains sewerage?

Yes No

(a) Provider's name

Anglian Water

Telephone

13.5 Is the property connected to a telephone line?

No Yes

(a) Provider's name

[Empty text box for provider's name]

Cable

13.6

Is the property connected to a cable provider?

Yes No

(a)

Provider's name

14 Transaction information

14.1

Is this sale dependent on the seller completing the purchase of another property on the same day?

Yes No

14.2

Does the seller have any special requirements about a moving date? If Yes, please give details

Yes No

14.3

Does the sale price exceed the amount necessary to repay all mortgages and charges secured on the property?

Yes No

14.4

Will the seller ensure that:

(a)

all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds) and that the property will be left in a clean and tidy condition?

Yes No

(b)

if light fittings are removed, the fittings will be replaced with ceiling rose, flex, bulb holder and bulb?

Yes No

(c)

reasonable care will be taken when removing any other fittings or contents?

Yes No

(d)

keys to all windows and doors and details of alarm codes will be left at the property or with the estate agent?

Yes No

Completed, validated and submitted online by Mrs Lydia Bourne on 17 September 2018 at 05:40 PM

Leasehold Information Form

Address of the property

Flat 2,
12,
Cliff Avenue,
Cromer,
Norfolk
NR27 0AN

Full names of the seller

Mrs Lydia Bourne

Seller's solicitor

Fosters Solicitors

Name of solicitor's firm

19,
Bank Plain,
Norwich,
Norfolk

Address

Is-team@fosters-solicitors.co.uk

Email

S/5BOU070-4

Reference number

Definitions

- 'Seller' means all sellers together where the property is owned by more than one person.
- 'Buyer' means all buyers together where the property is being bought by more than one person.
- 'Property' means the leasehold property being sold
- 'Building' means the building containing the property
- 'Neighbour' means those occupying flats in the building

Instructions to the seller

The seller should provide all relevant documentation relating to the lease when they return this completed form to their solicitor. This may include documents given to the seller when they purchased the property, or documents subsequently given to the seller by those managing the property.

Instructions to the seller and the buyer

Please read the notes on *Property Information Form*

1 The property

- 1.1 What type of leasehold property does the seller own? ('Flat' includes maisonette and apartment).
 Flat
 Shared ownership
 Long leasehold house
- 1.2 Does the seller pay rent for the property? If Yes:
 Yes
 No
- (a) How much is the current yearly rent?
 Amount (£)
- (b) How regularly is the rent paid (e.g. yearly)?
 Year(s)

2 Relevant documents

2.1 Please supply a copy of:

- (a) the lease and any supplemental deeds
 Enclosed
 To follow
 Already supplied
- (b) Any regulations made by the landlord or by the tenants' management company additional to those in the lease
 Enclosed
 To follow
 Not applicable
- 2.2 Please supply a copy of any correspondence from the landlord, the management company and the managing agent.
 Enclosed
 To follow

2.3 Please supply a copy of any invoices or demands and any statements and receipts for the payment of:

- (a) Maintenance or service charges for the last three years
 Enclosed
 To follow
 Not applicable
- (b) ground rent for the last three years
 Enclosed
 To follow
 Not applicable

2.4 Please supply a copy of the buildings insurance policy:

- (a) arranged by the seller and a receipt for payment of the last premium, or
 Enclosed
 To follow
- (b) arranged by the landlord or management company and the schedule for the current year
 Enclosed
 To follow

2.5 Have the tenants formed a management company to manage the building? If Yes, please supply a copy of:

- (a) the Memorandum and Articles of Association
 Enclosed
 To follow
- (b) the share or membership certificate
 Enclosed
 To follow
- (c) the company accounts for the past three years
 Enclosed
 To follow

3 Management of the building

- 4** **Contact details**
- 4.1** Please supply contact details for the following, where appropriate. (The landlord may be, for example, a private individual, a housing association, or a management company owned by the residents. A managing agent may be employed by the landlord or by the tenants' management company to collect the rent and/or manage the building.)
- 3.1** Does the landlord employ a managing agent to collect rent or manage the building?

Yes No
- 3.2** Has any management company formed by tenants been dissolved or struck off the register at Companies House?

Yes No Not known
- 3.3** Do the tenants pass day to day responsibility for the management of the building to management agents?

Yes No

Landlord	Managing agent contracted by the landlord	Managing agent contracted by the tenants' management company	
Name	Century 21 Haris and Martin	Same as above	Name
Address	Lettings and Management Company No. 1 The Spinney 121 Main Road, Danbury CM3 4DL	Same as above	Address
Tel	01245 227303		Tel
Email	clare@freehold-sale.co.uk		Email

5 Maintenance and service charges

5.1 Who is responsible for arranging the buildings insurance on the property?
 Seller
 Management company
 Landlord

5.2 In what year was the outside of the building last decorated?
 Year Not known

5.3 In what year were any internal communal parts last decorated?
 Year Not known

5.4 Does the seller contribute to the cost of maintaining the building?
 Yes No

If No to question 5.4, please continue to section 6 'Notices' and do not answer questions 5.5-5.9 below.

5.5 Does the seller know of any expense (e.g. the cost of redecoration of outside or communal areas not usually incurred annually) likely to be shown in the service charge accounts within the next three years? If Yes, please give details:
 Yes No

5.6 Does the seller know of any problems in the last three years regarding the level of service charges or with the management? If Yes, please give details:
 Yes No

5.7 Has the seller challenged the service charge or any expense in the last three years? If Yes, please give details:
 Yes No

5.8 Is the seller aware of any difficulties encountered in the collecting the service charges from other flat owners? If Yes, please give details:
 Yes No

[Empty text box for question 8.1]

Has the seller received any complaint from the landlord, the management company or any neighbour about anything the seller has or has not done? If Yes, please give details:

Yes No

8.1

8 Complaints

[Empty text box for question 7.1]

Is the seller aware of any changes in the terms of the lease or of the landlord giving any consents under the lease? If Yes, please supply a copy or, if not in writing, please give details:

Yes No
 Enclosed To follow
 Lost

7.1

Note: A consent may be given in a formal document, a letter or orally.

7 Consents

[Empty text box for question 6.2]

Has the seller received any other notice about the building, its use, its condition or its repair and maintenance? If Yes, please supply a copy.

Yes No
 Enclosed To follow
 Lost

6.2

[Empty text box for question 6.1]

Has the seller received a notice that the landlord wants to sell the building? If Yes, please supply a copy.

Yes No
 Enclosed To follow
 Lost

6.1

Note: A notice may be in a printed form or in the form of a letter.

6 Notices

[Empty text box for question 5.9]

Does the seller owe any service charges, rent, insurance premium or other financial contribution? If Yes, please give details:

Yes No

5.9

Completed, validated and submitted online by Mrs Lydia Bourne on 17 September 2018 at 05:26 PM

- 10.1 Has the seller owned the property for at least two years? Yes No
- 10.2 Has the seller served on the landlord a formal notice stating the seller's wish to buy the freehold or be granted an extended lease? If Yes, please supply a copy. Yes No Enclosed To follow Lost
- 10.3 Is the seller aware of the service of any notice relating to the possible collective purchase of the freehold of the building or part of it by a group of tenants? If Yes, please supply a copy. Yes No Enclosed To follow Lost
- 10.4 Is the seller aware of any response to a notice disclosed in replies to 10.2 and 10.3 above? If Yes, please supply a copy. Yes No Enclosed To follow Lost

Note: 'Enfranchisement' is the right of a tenant to purchase the freehold from their landlord and the right of the tenant to extend the term of the lease.

10 Enfranchisement

- 9.3 Was the landlord's consent for the alterations obtained? If Yes, please supply a copy. Yes Not known Not required Enclosed To follow

Only improvements, such as new windows, boiler and shower.

- 9.2 Please give details of these alterations: Yes No

If No, please to section 10 'Enfranchisement' and do not answer 9.2 and 9.3 below.

- 9.1 Is the seller aware of any alterations having been made to the property since the lease was originally granted? Yes No

9 Alterations

Has the seller complained or has cause to complain to or about the landlord, the management company, or any neighbour? If Yes, please give details:

- 8.2 Has the seller complained or has cause to complain to or about the landlord, the management company, or any neighbour? If Yes, please give details: Yes No

REPLIES TO LPE1 ENQUIRIES

Property : Flat 2, 12 Cliff Avenue, Cromer, Norfolk, NR27 0AN

Seller : Lydia Bourne

SECTION 1 : CONTACT DETAILS

1.1 Landlord

Name : Century 21 Harris & Martin Lettings & Management Limited

Address : No 1. The Spinney, 121 Main Road, Danbury, Essex, CM3 4DL

Telephone : 01245 227303

1.2 Management Company

None

1.3 Managing Agent

None

1.4 Residents'/Tenants' Association

None

1.5 Landlord - £120

1.6 Landlord

1.7 Landlord

1.8 Landlord

1.9 Landlord

1.10 Landlord

1.11 Landlord

SECTION 2 : TRANSFER AND REGISTRATION

2.1 Not known

2.2 No

2.3 No

2.4 No

2.4.1 N/A

2.5 No

2.5.1 N/A

2.6 Not known

SECTION 3 : GROUND RENT

3.1 £50

3.2 Ground rent has not yet been billed for – this will be billed shortly. There will be £50 owing for period 01 October 2018 to 30 September 2019

3.2.1

3.3 See 3.2 above

SECTION 4 : SERVICE CHARGE

4.1 Six

4.1.1 £650 per flat

4.2 Yes

4.2.1 N/A

4.3 No

4.3.1 N/A

4.4 The last demand was issued by the previous freeholder. We can confirm, based on the accounts information provided to us by the previous freehold, that your client did make payment of £650 on 21 May 2018

4.5 No

4.5.1 N/A

4.6 Yes, as far as we are aware. Please review the lease for confirmation

4.6.1 The amount we hold in the communal bank account is £2,460.15

4.6.2 No

4.6.3 Section 20 Notices have not been issued although we can confirm there are works outstanding and recent estimates have indicated that the monies held on account will not cover the works. We may need further contributions

4.7 Unknown as we have only recently acquired the freehold

4.8 Yes

4.8.1 Please find attached a copy of the recent estimate detailing the works

4.9 Yes

4.9.1 As per the above replies and attached estimate for outstanding works it is likely that we will require further contributions which will be greater than £100

4.10 No

4.10.1 N/A

4.11 No

4.11.1 N/A

4.12 Please rely on your own enquiries

4.12.1

SECTION 5 : BUILDINGS INSURANCE

5.1 Yes

5.1.1

5.2 15/08/2018

5.3 Yes

5.3.1

5.4 No, not on or policy although we are aware of an ongoing claim on the previous policy before our period of ownership

5.4.1

5.5 No

5.5.1

5.6 No

5.6.1 N/A

5.6.2 Yes

5.7 Yes

5.8 At the time of insuring

5.8.1

SECTION 6 : DISPUTES AND ENFRANCHISEMENT

6.1 No

6.2 No

6.2.1

6.3 No

6.3.1

6.4 No

6.4.1

SECTION 7 : GENERAL

7.1 Five other flats

7.2 Similar terms although different lease lengths and ground rents

7.2.1

7.3 No

7.3.1

SECTION 8 : REQUIRED DOCUMENTS

8.1 We don't hold this information

8.2 Attached

8.3 As above

8.4 Not applicable

8.5 Not applicable

8.6 Not applicable

8.7 Not applicable

8.8 Not applicable

8.9 Not applicable

8.10 Not applicable

8.11 Not applicable

8.12 Not applicable

8.13 Not applicable

8.14 Not applicable

8.15 Not applicable

8.16 Not applicable

8.17 Not applicable

8.18 Not applicable

Signed : Century 21 Harris & Martin Lettings & Management Limited

Dated : 3 October 2018

Lydia Bourne
12 Cliff Avenue
Cromer
Norfolk
NR27 0AN

24th September 2018
Our Ref: RAS/KT

ESTIMATE

Thank you for your kind invitation to tender for work at the above address. Further to our site visit & email regarding the exterior works, we are pleased to provide an estimated cost for the supply of labour, materials & plant to carry out works as follows:-

- Erect independent scaffolding to left-hand side elevation between rear corner & rough cast plus rear return up to eaves height (total amount 10m)

Labour, materials & transport..... **Provisional sum £750.00 plus vat**

- To left-hand elevation & rear return rake out joints & repoint in lime mortar 70msq allowed
- Cut out spalled bricks on side elevation & replace with s/h bricks to match
- Bed bricks in lime mortar (12no allowed)

Labour, materials & transport..... **£1540.00 plus vat**

- Remove 1.8m section of cast iron downpipe & replace with plastic
- Extend downpipe into gully
- Extend kitchen waste into gully
- Replace section of plastic gutter on left-hand elevation

Labour, materials & transport..... **Provisional sum £375.00 plus vat**

- Check roof in area of scaffold
- Redress lead to part removed chimney on rear elevation & point bed joint
- NOTE: We would advise that the remaining chimney is removed but we have not priced for this.

Labour, materials & transport..... **Provisional sum £500.00 plus vat**



B.L.C. Builders Ltd.

Building Contractors

Martineau Lane

NORWICH

NR1 2HU

Tel/Fax

01603 625670



CONSTRUCTION CONFEDERATION



When we were on site it was noted that the walls have been painted with Sandtex or Dulux weathershield, this type of paint is non-permeable (see paints for old buildings).
The front right-hand gate pier is in a dangerous state & requires urgent attention as it could fall onto a child.

The remaining wall is also in poor condition.

Looking through your kitchen window the laminated flooring has been affected by the damp & has also been laid incorrectly (tight on external wall). This will require attention before the units are reinstated.

Labour, materials & transport ...

£3165.00 plus vat

We hope that this is satisfactory, please do not hesitate to contact us if you have any queries.
Vat to be added at current rate when invoicing

Certificate



Policy no	MR PPP 6995030
Insured	Century 21, Harris & Martin Lettings & Management Ltd
Period of insurance	15/08/2018 to 02/07/2019
Effective date	15/08/2018
Date of issue	16/08/2018
Premises	Woodene, 12 Cliff Avenue, Cromer, NR27 0AN
Occupation	Residential - Prof Let - Flats
Property ref	011
Buildings sum insured	£1,380,000 (Declared value - £1,200,000)
Enterprise zone allowance	Not Insured
Rent receivable	N/a
Landlords Contents	N/a
Tenants Improvements	N/a
Max indemnity period	N/a
Cover	Full All Risk Basis
FLEA Excess	£0 (Fire, Lightning, Explosion and Aircraft)
Standard Excess	£350
Subsidence Excess	£1,000
Property owners liability	Yes
Limit of indemnity	£10,000,000
Employers Liability	Yes
Limit of Indemnity	£10,000,000
Premium	£1,919.23 Including IPT

It is certified that insurance cover is in force under the above policy number as follows:

Other interests clause It is agreed that the interest of various lessees, freeholders, mortgagees or debenture holders in the property insured are noted at **your** request. **You** undertake to declare the names, nature and extent of such interests at the time of the **damage**.

Interested parties

Endorsements

Underwritten By AXA Insurance Property Scheme

For Full details this **certificate**, the **schedule** and policy wording should be read as one

Folio: 16/08/2018

Howden Insurance Brokers Ltd

**1185
HSG**

Attachment 002 forming part of B0180PFF160008/9

Policy Certificate of Terrorism Insurance

RISK DETAILS

TYPE : Sabotage and Terrorism including Loss of Rental Income

POLICY NUMBER : CENT10T012/1

INSURED : Century 21, Harris & Martin Lettings & Management Ltd

PERIOD : 15/08/2018 to the 05/07/2019
Both Days at 12:01am at the address of the Insured local standard time

INTEREST : Buildings, Contents, Loss of Rental Income as fully described in the attached wordings

PROPERTY : Woodene, 12 Cliff Avenue, Cromer, NR27 0AN

LIMIT OF LIABILITY : £ 1,380,000GBP any one location and full value in the annual aggregate

DEDUCTIBLE : Nil but Material Damage Warranty to apply in respect of Loss of Rental Income

SITUATION : Various throughout the United Kingdom, more fully described in attachment 001

CHOICE OF LAW & JURISDICTION : Any dispute concerning the interpretation of this Policy shall be subject to the laws of England and Wales and the exclusive jurisdiction of any competent court within England and Wales

CONDITIONS : Policy Wordings LMA 3030 amended

PREMIUM : **£ 83.69 inclusive of Insurance Premium Tax of £ 8.97**

LOSS RECORD : As advised to Reich Insurance Brokers Ltd dated 15/08/2018, there have been no known or reported losses to date

INTEREST :

ORDER HEREON : 100% of 100% provided by Aegis Managing Agency Ltd. Syndicate Number 1225

SECURITY : 100% Lloyds of London Rated A+ AM BEST