



Property Address:

FLAT 2, 32, MUNSCROFT COURT, MONTPELIER, WESTON-SUPER-MARE BS232RJ

Your ref. WATRG1616617BJ

Our Ref: AWH/66661

1. INTERPRETATION of Drainage and Water Search

Appendix 1 of this report contains definitions of terms and expressions identified in Part 2 of the Schedule 10 of Statutory Instrument 2006 No 1503.

2. ENQUIRIES AND RESPONSES

This drainage and water search complies with the requirements of the Home Information Pack Regulations 2007. The person who compiled this report, and who searched the drainage and/or water company records, has not knowingly had any personal or business relationship with any individual involved in the sale of the property. The person liable for negligence and redress is detailed in the attached terms and conditions.

Water UK: Residential Drainage and Water Search Complaint Procedure

As a minimum standard, Wessex Water:

- will endeavour to resolve any telephone complaint at the time of the call. However, if that isn't possible, we will advise you on how soon we can respond. If you are not happy with our initial response, we will advise you to write in via email, fax or letter explaining the reasons why you are not satisfied.
- will investigate and research the matter in detail and provide a written response within 5 working days of receipt of your written complaint.
- will, depending on the scale of investigation required, keep you informed of the progress and update you with new timescales if necessary.
- will, if we fail to give you a written substantive response within 5 working days, pay you £10 compensation regardless of the outcome of your complaint.
- will, if we find your complaint to be justified, or if we have made any errors that change the outcome in your search result, automatically refund your search fee. We will provide you with a revised search and also undertake the necessary action, as within our control, to put things right as soon as practically possible. Customers will be kept informed of the progress of any action required.

If your search takes us longer than 10 working days to complete and we have not communicated the reasons for the delay, you will receive the search free of charge.

The Director of Wessex Water Enterprises is the person responsible for negligence and redress.



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3. PUBLIC SEWER MAP

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

A copy of an extract from the public sewer map is included in which the location of the property is identified.

- 1) *Public sewers are defined as those for which the company holds statutory responsibility under the Water Industry Act (1991).*
- 2) *The company 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.*
- 3) *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) and are not an 'as constructed' record. It is recommended that these details are checked with the developer, if any.*
- 4) *Assets other than public sewers may be shown on the copy extract, for information.*

4. FOUL WATER

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

Records indicate that foul water from the property drains to the public sewerage system.

- 1) *Water companies are not normally responsible for any 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 and may have shared responsibility, with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.*
- 2) *An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.*



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- 3) *If foul water does not drain to the public sewerage system the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant.*

5. SURFACE WATER

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

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

- 1) *Water companies are not responsible for private drains and sewers that connect the property to the public sewerage system and do not hold details of these.*
- 2) *The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.*
- 3) *In some cases, water company records do not distinguish between foul and surface water connections to the public sewerage system.*
- 4) *If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the company.*
- 5) *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.*



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6. PUBLIC ADOPTION OF SEWERS AND LATERAL DRAINS

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? If so, what stage of the adoption process has been reached, and is the agreement supported by a bond?

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

- 1) *This enquiry is of interest to purchasers of new homes who will want to know whether or not the property will be linked to a public sewer.*
- 2) *Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities.*

7. PUBLIC SEWERS WITHIN THE BOUNDARY OF THE PROPERTY

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

The public sewer map indicates that there are no public sewers, disposal mains or lateral drains within the boundaries of the property. However, it has not always been a requirement for such public sewers, disposal mains or lateral drains to be recorded on the public sewer map. It is therefore possible for unidentified public sewers to exist.

- 1) *The boundary of the property has been determined by reference to the Ordnance Survey record*
- 2) *The presence of a public sewer running within the boundary of the property may restrict further development. The company has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the company or its contractors needing to enter the property to carry out work.*



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8. PUBLIC SEWERS NEAR TO THE PROPERTY

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

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.)

- 1) The presence of a public sewer within 30.48 metres (100 feet) of the building(s) within the property can result in the local authority requiring a property to be connected to the public sewer.*
- 2) The measure is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.*

9. BUILDING OVER A PUBLIC SEWER, DISPOSAL MAIN OR DRAIN

Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?

There are no records in relation to any approval or consultation 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. However, the sewerage undertaker might not be aware of a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. There may also be some historical agreements or consents which have been entered into by the local authority of which the sewerage undertaker is not aware.

- 1) Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered.*
- 2) Wessex Water's comprehensive records commence from 1st April 2004 and any record of consultation prior to that date may be incomplete.*



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10. MAP OF WATERWORKS

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

A copy of an extract of the map of waterworks (supplied by Bristol Water) is included, showing water mains, resource drains or discharge pipes in the vicinity of the property.

- 1) *The "water mains" in this context are those which are vested in and maintainable by the water company under statute*
- 2) *Assets other than public water mains may be shown on the plan, for information only*
- 3) *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*
- 4) *The copy extract will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network*

11. ADOPTION OF WATER MAINS AND SERVICE PIPES

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?

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

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



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12. SEWERAGE AND WATER UNDERTAKERS

Who are the sewerage and water undertakers for the area?

The sewerage undertaker for the area is Wessex Water Services Limited, Operations Centre, Claverton Down Road, Bath, BA2 7WW, and the water undertaker for the area is Bristol Water, PO Box 218, Bridgwater Road, Bristol BS99 7AU.

13. CONNECTION TO MAINS WATER SUPPLY

Is the property connected to mains water supply?

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

14. WATER MAINS, RESOURCE MAINS OR DISCHARGE PIPES

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

The map of waterworks is provided by Bristol whose records do not indicate any water mains, resource mains or discharge pipes within the boundaries of the property.

- 1) The boundary of the property has been determined by reference to the Ordnance Survey record*
- 2) The presence of a public water main within the boundary of the property may restrict further development within it. Water companies have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the company or its contractors needing to enter the property to carry out work.*



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15. CURRENT BASIS FOR SEWERAGE AND WATER CHARGES

What is the current basis for charging for water and sewerage services at the property?

The charges are based on the rateable value of the property of £144 and the charge for the current financial year is £285.11.

- 1) *Water and sewerage companies' full charges are set out in their charges schemes which are available from the company free of charge upon request.*
- 2) *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:*
 - a) *watering the garden other than by hand (this includes the use of sprinklers);*
 - b) *automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.*



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16. CHARGES FOLLOWING CHANGE OF OCCUPATION

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

There will be no change in the current charging arrangements as a consequence of change of occupation.

- 1) *Water and sewerage companies' full charges are set out in their charges schemes which are available from the company free of charge upon request.*
- 2) *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:*
 - a) *watering the garden other than by hand (this includes the use of sprinklers);*
 - b) *automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.*

17. SURFACE WATER DRAINAGE CHARGES

Is a surface water drainage charge payable?

Records confirm that a surface water drainage charge of £19 is payable for the property. This charge forms part of the annual water and sewerage service charge, shown above.

- 1) *Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable*
- 2) *Where surface water drainage charges are payable but upon inspection the property owner believes that surface water does not drain to the public sewerage system, application can be made to the company to end surface water charges*



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18. WATER METERS

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

Records indicate that the property is not served by a water meter.

1) Where the property is not served by a meter and the customer wishes to consider this method of charging they should contact Bristol.

19. SEWERAGE BILLS

Who bills the property for sewerage services?

The property is billed for sewerage services by Bristol Wessex Billing Services Limited, 1 Clevedon Walk, Nailsea, Bristol BS48 1WW.

20. WATER BILLS

Who bills the property for water services?

The property is billed for water services by Bristol Wessex Billing Services Limited, 1 Clevedon Walk, Nailsea, Bristol BS48 1WW.



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21. RISK OF FLOODING DUE TO OVERLOADED PUBLIC SEWERS

Is the dwelling house which is or forms part of the property at risk of internal flooding due to overloaded public sewers?

The property is not recorded as being at risk of internal flooding due to overloaded public sewers.

- 1) *A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.*
- 2) *"Internal flooding" from public sewers is defined as flooding which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.*
- 3) *"At Risk" properties are those that the water company is required to include in the Regulatory Register that is reported annually to the Water Services Regulatory Authority (OFWAT). These are defined as properties that have suffered or are likely to suffer internal 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.*
- 4) *Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the at Risk register.*
- 5) *Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.*
- 6) *Public sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.*
- 7) *It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.*

For Further information please contact the Searches Team on 01225 526206.



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22. RISK OF LOW WATER PRESSURE OR FLOW

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

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

- 1) *The boundary of the property has been determined by reference to the Ordnance Survey record.*
- 2) *“Low water pressure” means water pressure below the regulatory reference level which is the minimum pressure when demand on the system is not abnormal.*
- 3) *Water Companies are required to include in the Regulatory Register that is reported annually to the Water Services Regulatory Authority (OFWAT) properties receiving pressure below the reference level, provided that allowable exclusions do not apply (i.e. events which can cause pressure to temporarily fall below the reference level)*
- 4) *The reference level of service is a flow of 9 litres/minute at a pressure of 10metres head on the 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 10metres head on the customers' side of the mst is appropriate. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS6700 or Institute of Plumbing handbook.*
- 5) *Allowable exclusions*
The Company is required to include in the Regulatory Register properties receiving pressure below the reference level, provided that allowable exclusions listed below do not apply
- 6) *Abnormal demand:*
This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand which are normally expected. Companies should exclude from the reported DG2 figures properties which are affected by low pressure only on those days with the highest peak demands. During the report year companies may exclude, for each property, up to five days of low pressure caused by peak demand.



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7) *Planned maintenance:*

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

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

8) *One-off incidents:*

This exclusion covers a number of causes of low pressure; mains bursts;

Failures of company equipment (such as PRVs or booster pumps);

Firefighting; and Action by a third party.

However, if problems of this type affect a property frequently, they cannot be classed as one-off events and further investigation will be required before they can be excluded.

9) *Low pressure incidents of short duration:*

Properties affected by low pressures which only occur for a short period, and for which there is evidence that incidents of a longer duration would not occur during the course of the year, may be excluded from the reported DG2 figures.

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23. WATER QUALITY ANALYSIS

Please include details of a water quality analysis made by Bristol Water for the water supply zone in respect of the most recent calendar year

The analysis confirmed that tests in 2006 met the standards required by the 2000 Regulations and the 2001 Regulations. A total of 536 tests was performed on water samples taken in the area in 2006.

Water Companies investigate all infringements of water quality standards thoroughly and take appropriate corrective actions to resolve any problems. If there was any risk to public health from the quality of drinking water supplied, the Company would inform customers immediately and advise them not to drink the water until the risk had been removed.

- 1) *Water companies have a duty to provide wholesome water that meets the standards of the Water Supply (Water Quality) Regulations 2000. However, the householder is responsible for any deterioration in water quality that is a result of the domestic distribution system (the supply pipe and the plumbing within the property) that results in the standards not being met.*
- 2) *In England and Wales these Regulations implement the requirements of the European Drinking Directive 98/83/EC. The 2000 Regulations impose standards for a range of parameters, which are either health based to ensure the water is safe to drink or to ensure the water is aesthetically acceptable. They also require that drinking water should not contain any element, organism or substance (whether or not a parameter) at a concentration or value which would be detrimental to public health*
- 3) *Water quality is normally tested at the tap used for domestic consumption normally the kitchen. However, the householder is responsible for any of deterioration in water quality that is a result of the domestic distribution system (the supply pipe and the plumbing within the property) that results in the standards not being met.*
- 4) *If there are concerns that lead pipes within the property may be causing high levels of lead in your drinking water please contact your water company (see below for contact details) for further advice.*
- 5) *The water company undertakes a monitoring programme to establish water quality that includes random sampling from domestic properties. It will notify the consumers of any failures to meet the water quality standards that are due to the condition or maintenance of the domestic distribution system.*
- 6) *The data collected by the company is subject to external review by the drinking water inspectorate (DWI) and by local and health authorities. In*



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addition to reviewing quality data the DWI also carry out audits during which any area of the company's operational can be examined.

For Further information please contact the Searches Team on 01225 526206.

24. WATER QUALITY STANDARDS

Please include details of any departures, authorised by the Secretary of State under Part 6 of the 2000 Regulations from the provisions of Part 3 of those regulations

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



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25. SEWAGE TREATMENT WORKS

Please confirm the distance from the property to the nearest boundary of the nearest sewage treatment works

The nearest sewage treatment works is 5.2km to the south of the property. The name of the sewage treatment works is Weston Super Mare, which is the responsibility of Wessex Water.

- 1) *The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated.*
- 2) *The Sewerage undertaker's records were inspected to determine the nearest sewage treatment works.*
- 3) *It should be noted therefore that there may be a private sewage treatment works closer than the one detailed above that have not been identified.*
- 4) *As a responsible utility operator, Wessex Water seeks on all its operational sites to manage the impact of odour from our sewage works on the surrounding area in accordance with the Code of Practice on Odour Nuisance from Sewage Treatment Works issued via the Department of Food and Rural Affairs (DEFRA). This Code recognises that odour from sewage treatment works can have a detrimental impact on the quality of the local environment for those living close to works. However, DEFRA also recognises that sewage treatment works provide important services to communities and are essential for maintaining standards in water quality and protecting aquatic based environments.*

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APPENDIX 1

Statutory Instrument 2006 No 1503 – Schedule 10 Part 1 – Interpretation

"the 1991 Act" means the Water Industry Act 1991[61];

"the 2000 Regulations" means the Water Supply (Water Quality) Regulations 2000[62];

"the 2001 Regulations" means the Water Supply (Water Quality) Regulations 2001[63];

"adoption agreement" means an agreement made or to be made under section 51A(1) or 104(1) of the 1991 Act[64];

"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 of 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[65];

"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[66];

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



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(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 [67] 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[68], 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[69];

(b) by virtue of a scheme under Schedule 2 to the 1991 Act[70];

(c) under section 179 of the 1991 Act[71]; or

(d) otherwise;

"public sewer map" means the map made available under section 199(5) of the 1991 Act[72];

"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;

Wessex Water, Operations Centre, Claverton Down, Bath BA2 7WW DX 146200 Bath 6

Telephone: 01225 526 206 Fax: 01225 528 994 email: contactus@searches-online.com

www.searches-online.com



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"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.



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APPENDIX 2

DRAINAGE AND WATER ENQUIRY TERMS AND CONDITIONS

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

Definitions

'Company' means the Water Service Company or their data service provider who produces the Report

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

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

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

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

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

Agreement

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

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

The Report

2. Whilst The Company will use reasonable care and skill in producing the Report, it is provided to the Customer and the Client on the basis that they acknowledge and agree to the following:-
 - 2.1 The information contained in the Report can change on a regular basis so The Company cannot be responsible to the Customer and the Client for any change in the information contained in the Report after the date on which the Report was produced and sent to the Client.
 - 2.2 The Report does not give details about the actual state or condition of the Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Property for any particular purpose, or relied upon for determining saleability or value, or used as a substitute for any physical investigation or inspection. Further advice and information from appropriate experts and professionals should always be obtained.
 - 2.3 The information contained in the Report is based upon the accuracy of the address supplied by the Customer or Client.
 - 2.4 The Report provides information as to the location & connection of existing services and should not be relied on for any other purpose. The Report may contain opinions or general advice to the Customer and the Client and The Company cannot ensure that any such opinion or general advice is accurate, complete or valid and accepts no liability therefore.
 - 2.5 The position and depth of apparatus shown on any maps attached to the Report are approximate, and are furnished as a general guide only, and no warranty as to its correctness is given or implied. The exact positions and depths should be obtained by excavation trial holes and the maps must not be relied on in the event of excavation or other works made in the vicinity of The Company's apparatus.

Liability

3. The Company shall not be liable to the Client for any failure defect or non-performance of its obligations arising from any failure of or defect in any machine, processing system or transmission link or anything beyond The Company's reasonable control or the acts or omissions of any party for whom The Company are not responsible.
 - 3.1 Where a report is requested for an address falling within a geographical area where two different Companies separately provide Water and Sewerage Services, then it shall be deemed that liability for the information given by either Company will remain with that Company in respect of the accuracy of the information supplied. A Company supplying information which has been provided to it by another Company for the purposes outlined in this agreement will therefore not be liable in



Property Address:

FLAT 2, 32, MUNSCROFT COURT, MONTPELIER, WESTON-SUPER-MARE BS232RJ

Your ref. WATRG1616617BJ

Our Ref: AWH/66661

any way for the accuracy of that information and will supply that information as agent for the Company from which the information was obtained.

- 3.2 The Report is produced for use in relation to individual domestic property transactions and cannot be used for commercial developments of domestic properties or commercial properties for intended occupation by third parties.
- 3.3 The Company shall accept liability for death or personal injury arising from its negligence.

Copyright and Confidentiality

4. The Customer and the Client acknowledge that the Report is confidential and is intended for the personal use of the Client. The copyright and any other intellectual property rights in the Report shall remain the property of The Company. No intellectual or other property rights are transferred or licensed to the Customer or the Client except to the extent expressly provided
 - 4.1 The Customer or Client is entitled to make copies of the Report but may only copy the maps contained in, or attached to the Report, if they have an appropriate Ordnance Survey licence.
 - 4.2 The Customer and Client agree (in respect of both the original and any copies made) to respect and not to alter any trademark, copyright notice or other property marking which appears on the Report.
 - 4.3 The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.
 - 4.4 The Customer and the Client agree to indemnify The Company against any losses, costs, claims and damage suffered by The Company as a result of any breach by either of them of the terms of paragraphs 4.1 to 4.4 inclusive.

Payment

5. Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by The Company, without any set off, deduction or counterclaim. Unless the Customer or Client has an account with The Company for payment for Reports, The Company must receive payments for Reports in full before the Report is produced. Where a customer orders an expedited search for 24 hour return, payment must be made in full to The Company within 48 hours of placing the Order. For Customers or Clients with accounts, payment terms will be as agreed with The Company.

General

6. If any provision of these terms is or becomes invalid or unenforceable, it will be taken to be removed from the rest of these terms to the extent that it is invalid or unenforceable. No other provision of these terms shall be affected.
 - 6.1 These terms shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.
 - 6.2 Nothing in this notice shall in any way restrict the Customer or Clients statutory or any other rights of access to the information contained in the Report.



FLAT 2, 32

Drainage & Water Search

WATER MAINS Public Private

Public Raw Water

Abandoned

Valve Hydrant PRV Meter

SEWERS Public - Section 104 - Private

Foul

Combined

Surface

Abandoned sewers

OTHER WESSEX PIPES

Rising Mains

Effluent Disposal Main

Overflow

NON-WESSEX PIPES

Private Rising Mains

Culverted Water Course

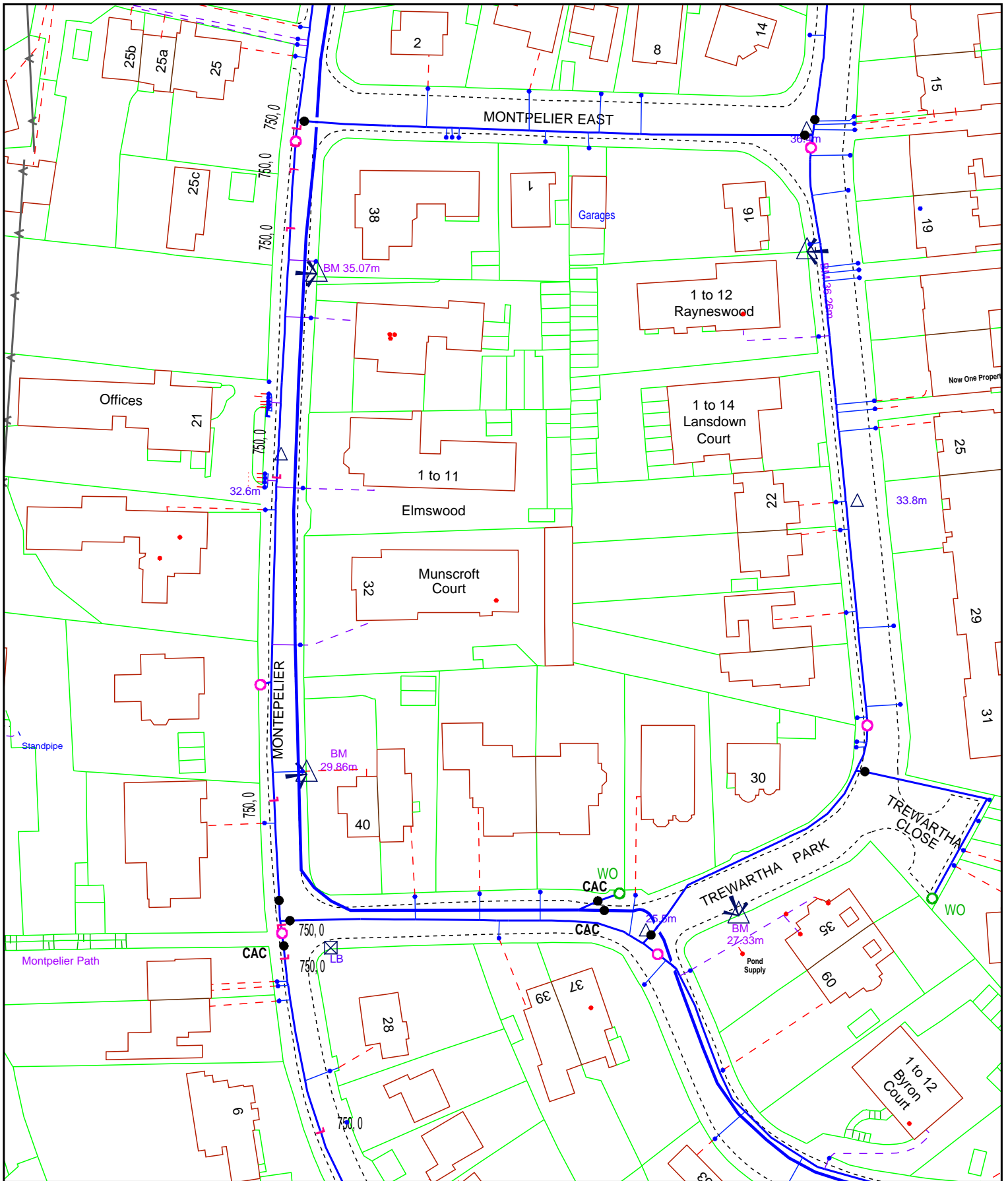
Highway Drain

The information supplied in this plan is for the purposes of identification only. The precise route of pipework may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. In carrying out any works, you accept liability for the cost of any repairs to be undertaken by Wessex Water as a consequence of any actions or those of your contractors. You are advised to commence excavations using hand tools only and not to use mechanical digging equipment until pipework has been precisely located. If you are considering any form of building works and pipework is shown within the boundary of the property owned by you or to be purchased (or very close by) you should ask a surveyor to plot its exact position on the ground prior to purchase. Building over or near Wessex Water's apparatus is not normally permitted.

Printed on: 05/02/2008 10:51

Centre: 332543.10 , 161912.60
Scale = 1:1000





















FLAT 2, 32 MUNSCROFT COURT, MONTEPELIER, W-S-M, BS23 2RJ



COORDINATES AT THE CENTRE OF THE PLAN ARE
332543 161912

<p>PRESSURE / FLOW:</p> <p>ADOPTION AGREEMENT:</p> <p>WATER SUPPLY ZONE: WSZ232</p> 	<p>SCALE: 1:1000</p> <p>DATE: 04/02/2008</p>	<p>EXISTING</p> <p>MAINS </p> <p>RAW WATER </p> <p>ABANDONED MAINS </p> <p>SLIPLINED </p> <p>VALVES </p> <p>FIRE HYDRANTS </p>	<p>PROPOSED</p> <p>ABANDONED MAINS </p> <p>SLIPLINED </p> <p>OTHER</p> <p>CABLE WITH MAIN </p> <p>PRIVATE MAIN </p>	<p>SERVICE OBJECTS</p> <p>COMM. PIPE </p> <p>SUPPLY PIPE </p> <p>STOPTAP </p> <p>COMMON COMM. PIPE </p> <p>COMMON SUPPLY PIPE </p>
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This plan is furnished as a general guide only and no warranty as to its correctness is given or implied. This plan must not be relied upon in the event of excavations or other works made in the vicinity of the Company's pipes or apparatus. Not all service pipes are shown on this plan. Based on the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office (c) Crown Copyright reserved Licence Number: WV 298735. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Bristol Water plc, PO Box 218, Bridgwater Road, Bristol, BS99 7AU. Tel (0117) 9665881 Fax (0117) 9634576