

## **1. Local Search Results**

### **LOCAL LAND CHARGES SEARCH**

- This search will reveal public charges against the property, for example, where the Local Authority has spent money on, say, street works or maintenance of sewers and drains and the existing owner has not paid any money due for such works.
- There is no legal obligation on the seller to disclose these charges and they will only be revealed by making the search. Such charges pass to successive owners of the Property if arrangements are not made to have the charge paid by the seller on or before completion of the sale. By making the search we can ensure that any charges are paid by the seller.
- If any entries in the Register have been revealed, they will be detailed in the Observations section below.

### **SMOKE CONTROL ORDER**

- The property is governed by a Smoke Control Order. This means that if there are open fires at the property you should not burn fossil fuels such as coal and wood, but should burn smokeless fuel such as coke.

### **ENQUIRIES OF THE LOCAL AUTHORITY**

- These enquiries will reveal:-
  - Certain development plans for roads that the Local Authority may have in the immediate vicinity of the property, for example, Road Schemes within 200 metres.
  - Whether or not the Local Authority has adopted the road (ie. will maintain it at their expense) on which the property adjoins.
  - Any infringement of Building Regulations.
  - Whether the property is affected by any Planning applications, listed building applications or permissions, and any applications or permissions concerning Conservation Area consents.
  - Contravention of Planning control.
- This list is not exhaustive, but merely outlines some of the important issues. If your search results reveal any matters of concern, your Conveyancer will discuss these with you further in due course.

### **PLANNING**

- Where appropriate, we will ask for copies of any Planning Permissions and forward them to you once received. As local authorities have enforcement powers for up to 10 years after development has been carried out in breach of planning control, we will not generally obtain copies of documentation outside of this time frame. If you do require sight of such documents, please contact the local authority directly. Your Conveyancer will discuss this with you if necessary.

Please be aware that despite its name the Local Search only reveals planning permissions for this property, and not the locality. It does not reveal permissions for change of use or development of adjacent or nearby property or land. You cannot rely on a seller to tell you about nearby planning applications or permissions. If you are concerned that a change in nearby land or property might affect your use or enjoyment of this property, or your decision to buy, we advise that you consider the following:

- Some local authorities have property search or interactive maps on their websites but we do not have the resource to check them and rely on you to do that. Please note any disclaimers on those websites as to the accuracy of information, and note that they will probably not include applications in process.
- If the local authority has no such facility, you may wish to contact the Planning Department to see if they can provide information to you informally. If they are able to help, please understand that they will not be able to disclose information which is not publicly known, and therefore may not be able to give you a definitive or complete answer.
- We can undertake a planning search for you. Please contact us if you wish us to and we will advise you of the cost. A planning search will tell you about planning permissions and designated land uses where known, but not necessarily applications in process, and not developer proposals where there is no formal application yet.
- Making your own local enquiries, internet searching, and checking any local or community social media groups or websites. These may reveal proposals where there is no formal application, but you should be wary of them being unreliable or based on rumour.

If you do not ask us to undertake a planning search one we will assume you have made such enquiries as you consider necessary and are satisfied to proceed.

## **ROADS**

- The search confirms that: -
  - Peter Road is adopted by the Local Authority. This means that the road will be maintained and repaired by them at their expense.
  - There are no plans currently for the construction or re-routing of any new or existing roads within 200 metres in any direction from the property.

Please note that the local search may not cover road schemes submitted by private bodies such as developers, so you cannot rely on this search question to reveal nearby developments. For that you would need a planning search as above and, again, if you do not ask us to undertake one we will assume you are satisfied to proceed without.

## **2. Drainage Search**

### **General Information**

The difference between a sewer and a drain:

**Drain** - A drain is a pipe that takes waste away from one house only. It is the responsibility of the owner/ occupier of the property to clean and maintain drains. When a drain meets another drain it becomes a sewer.

**Sewer** - A sewer is a pipe that carries sewage from two or more houses. These are generally the larger pipes that run under the roads.

### **Public and Private Sewers**

**Public Sewers:** These are the responsibility of your Water Company. If your house was built before 1 October 1937, its sewer will be classed as a public sewer unless alterations have been made to it.

**Private Sewers:** are those built after 1 October 1937 and which your Water Company has not legally adopted. They are the responsibility of the owners/ occupiers of those properties connected to it.

### **Blockages – Who is Responsible?**

- If the blocked sewer is PUBLIC, the Water Company will clear it, usually free of charge
- If the sewer is PRIVATE, the householders who share the sewer should clear it at their own expense
- If it is a drain that serves your house alone, you are responsible
- If you are a tenant of a Housing Society you should contact the Housing Society

Please be advised that not all public sewers that may be situated within the boundaries of a Property are recorded on a public sewer map. Therefore it would be prudent for you to carry out a survey of the Property, which, in particular, may help should you decide to build any extensions. It will be necessary for you to obtain a Building Over Agreement with the Water and Drainage Company for any extensions or buildings near to, or over, such public sewers. Failure can result in your being asked to take down the building.

A foul sewer is shown within the vicinity of the property and it is therefore reasonable to assume that foul water drains into the system.

A surface water sewer is shown within the vicinity of the property and it is therefore reasonable to assume that surface water drains into the system.

The Property is not subject to a Statutory Adoption Agreement.

There are no public sewers within the boundary of the Property.

We have been informed that there is a public sewer running within 100 feet (approximately 30m) of the Property. Consequently there are restrictions that will affect your ability to build any extensions over or near to such sewer. You will have to notify and discuss with the Water and Sewage Company any proposals for development before you submit any plans, to ensure that development can proceed. You will have to obtain a 'Build Over Agreement' or specific consent. Failure could result in your being ordered to take down any building. Similarly, the same applies if there has already been any building that contravenes these restrictions. If you think this is the case please let us know immediately.

There are no records of agreements or plans in place to erect a building or extension on the property over or in the vicinity of a public sewer or drain.

The Property is not subject to an Adoption Agreement in respect of water mains or service pipes serving the property.

The Property is connected to the mains water supply.

There are no water mains, resource mains or discharge pipes within the boundary of the Property.

### **3. Environmental Search**

We have also received the results of the Environmental Search in respect of the Property you are purchasing. The Certificate attached to the search confirms that the Property should not suffer from any contamination.

The company which has prepared the search result may offer some financial protection in the event that you have an order served on you (or on your lender) to clean-up the ground on which your home is situated. The terms of this are not straightforward, but it is something you ought to bear in mind should you ever have a clean-up order served on you.

### **RADON GAS AREA**

The property is not affected by Radon Gas.

### **4. Flood Search**

We have also received the results of the Flood Report in respect of the Property you are purchasing. You will see that the report comprises of 5 sections, which you should read carefully to ensure that

any level of flood risk identified is acceptable to you. Of course, it may well be that due to the simple proximity of the Property to a water source, the report has highlighted a risk that you were already aware of. However, we particularly suggest that you pay careful consideration to the insurability risk and insurance claim rating mentioned in the report. It is vital that you are aware of any potential difficulties in obtaining buildings insurance due to flood risk, prior to committing to purchase the property. Please also understand that being able to obtain adequate insurance now does not guarantee that this will always be the case in the future, either for yourself or for subsequent owners of the property.

## **GENERAL OBSERVATIONS**

We would draw your attention to the clause 1.2 of the Local Authority Search. Please be advised that if you plan to make any alterations, demolitions and/or improvements on the property it would be prudent to discuss the same with the local authority first.

We refer you to section 3.6 of the Local Search result and would advise you to note the Traffic Scheme referred to. Please ensure that you are fully aware of the scheme and it will not impact your enjoyment of the property. If you require any further information in relation to the Traffic Scheme you should direct your enquiries to the local authority prior to exchange of contracts. In authorising us to exchange, we will assume that you have satisfied yourself as to this point.

There is an Unitary Development Plan in existence for this area and if you wish you might arrange to inspect and/or buy the same from the Local Authority. This will give some clarity on the attitude of the Local Authority for the area and potential development.

The Local Search has not revealed any Planning Permissions for any extensions or alterations to the Property. Please advise us before contracts are exchanged whether the Property has been altered so that we can enquire why Local Authority consent was not obtained. If we do not hear from you before exchange of contracts we shall assume that the Property has not been altered.

Please note that the Environmental search reveals that a risk of surface water (pluvial) flooding has been identified within 0-25m of the property.



