



AUCTION PACK
For
16 Prospect Street
SHIPLEY
BD18 2ET

Introduction to this pre-sale information pack

This pre-sale information pack is designed to provide information for potential purchasers of:

16 Prospect Street, SHIPLEY, BD18 2ET.

In line with the Consumer Protection Regulations 2008, the information enclosed supports our details in providing the purchaser with as much relevant information as possible that may affect their buying decision.

This enforces commitment to providing the most complete and professional service for all our clients, whether buying or selling the property.

Although the information in this pack is designed to help, the information provided is from the seller of the property and cannot guarantee the accuracy.

Where the information has been sourced via the risk assessment database it is done so based on the property postcode and again this cannot be guaranteed by for accuracy.

Although this pre sale pack provides an overview for a potential purchasers it does not and must not replace the usual checks that would be carried out on both parties' behalf by their acting Solicitors.

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 WYK144681

Edition date 30.10.2000

- This official copy shows the entries on the register of title on 28 JUN 2021 at 12:20:16.
- 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 28 Jun 2021.
- 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, Nottingham Office.

A: Property Register

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

WEST YORKSHIRE : BRADFORD

- 1 (23.08.1978) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 16 Prospect Street, Windhill, Shipley (BD18 2ET).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 5 August 1978 referred to in the Charges Register.
- 3 The Transfer dated 5 August 1978 referred to above contains a provision as to light or air.

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 (30.10.2000) PROPRIETOR: SANDRA BALDWIN of 46 Town Lane, Thackley, Bradford, West Yorkshire and JEAN KENNY of 6 Priestley Avenue, Odsal, Bardford, West Yorkshire.
- 2 (30.10.2000) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.

C: Charges Register

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

- 1 A Transfer of the land in this title dated 5 August 1978 made between (1) City of Bradford Metropolitan Council and (2) Lily Hird and Peter Hird contains restrictive covenants.

Title number WYK144681

C: Charges Register continued

NOTE:-Copy in Certificate.

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 28 June 2021 shows the state of this title plan on 28 June 2021 at 12:20:16. 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, Nottingham Office .

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H.M. LAND REGISTRY		TITLE NUMBER	
		WYK 144681	
ORDNANCE SURVEY PLAN REFERENCE	SE 1537	SECTION O	Scale 1/1250
COUNTY WEST YORKSHIRE DISTRICT BRADFORD			© Crown copyright 1976



These are the notes referred to on the following official copy

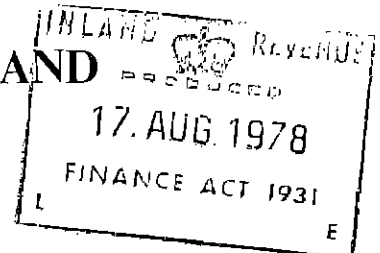
Title Number WYK144681

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.

H.M. LAND REGISTRY TRANSFER OF FREEHOLD LAND



County: West Yorkshire

District: Bradford

Postal Address of Property: 16 Prospect Street Windhill Shipley West Yorkshire

Title No.:
(to be inserted by Land Registry)

Date: 5th August 1978



1. IN consideration of £ 4268

CITY OF BRADFORD METROPOLITAN COUNCIL (hereinafter called "the Council") as beneficial owner hereby transfers to:

Full Name(s) LILY HIRD AND PETER HIRD

Address for entry on Register 16 Prospect Street
Windhill Shipley

West Yorkshire
(hereinafter called "the Transferees")

the land shown edged with a red line on the plan attached to this Transfer and known as

16 Prospect Street Windhill Shipley

West Yorkshire

TOGETHER WITH the right of free passage and running of water soil gas and electricity (in common with the Council and all other persons entitled thereto) by and through the channels drains pipes sewers and cables in or under the neighbouring land now or formerly belonging to its predecessors in title ~~AND ALSO the right (in common with the Council and all other persons entitled to a like right) to use for all purposes connected with the enjoyment of the dwelling-house hereby transferred the footpath shown coloured green on the attached plan~~ *arl*

2. (1) There are excepted and reserved to the Council (and to all other persons to whom it or its successors in title may grant the like right) the right to:-

- (a) Use the common services
- (b) Connect to the common services
- (c) Enter at any time on the land hereby transferred for the purposes of inspecting repairing maintaining or cleansing the common services provided that the Council shall at its own expense make good any damage caused or done in the exercise of such right

arl. ~~(d) Use (in common with the owners and occupiers of adjoining property and all other persons entitled to a like right) for all purposes connected with the enjoyment of the adjoining dwellinghouses the footpath shown coloured brown on the attached plan~~ *arl.*

(2) In this clause "the common services" means those gutters fall pipes cables (whether for the transmission of electricity or radio or television signals) gas services sewers and drains which are at the date hereof laid in through or under the land

3. ANY right of light or air or other easement which would in any way restrict or interfere with the free use of any adjoining or neighbouring property shall not be deemed to be included in this transfer.

4. (1) It is hereby agreed that for a period of Five years from the date hereof:-

- (a) The property may not be sold at a price in excess of the present sale price (as mentioned in Clause 1 hereof) plus such increase for improvements (if any) as shall be agreed between the Transferees and the Council or in default of agreement determined by the Secretary of State for the Environment

arl. ~~(b) The property may not be let at a rent in excess of £ per year~~ *arl*

- (c) The property may not be occupied by any person other than the Transferees nor sold nor let nor permitted to remain unoccupied unless it has first been offered for sale to the Council and the offer has not been accepted within one month of its receipt. The purchase price to be paid by the Council shall be calculated and settled as in (a) above but may be subject to such allowance for depreciation (if any) as shall be agreed or determined as in (a) above

(2) The Council hereby applies for and the Transferees hereby consent to the entry on the Register of the Transferees' title of the following restriction namely:-

"Except under an order of the Registrar no disposition by way of sale or lease made before the expiration of a period of five years from the date of this Transfer is to be registered without consent of City of Bradford Metropolitan Council".

5 WITH the object of affording to the Council a full and sufficient indemnity but not further or otherwise the Transferees hereby jointly severally covenant with the Council that they the Transferees for themselves and the persons deriving title under them will observe and perform all rights reservations grantees covenants and other matters to which at the date hereof the property hereby transferred may be subject and will at all times hereafter keep the Council indemnified from and against all actions costs claims and demands in respect of any future breach non-observance or non-performance of the same or any of them

6. THE Transferees hereby further jointly and severally covenant with the Council for the benefit and protection of any adjoining land of the Council capable of being benefited thereby and so as to bind the property hereby conveyed into whosoever hands the same may come that they will observe and perform the stipulations set forth below:-

- (1) To maintain in a good state of repair and condition the premises outbuildings (including greenhouses) and the fences boundaries or hedges marked "T" on the plan annexed hereto and in particular the paintwork of the exterior of the premises
- (2) To cultivate and maintain the gardens of the premises in a good and orderly manner free from weeds
- (3) To pay a reasonable proportion of the expense of repairing and maintaining all passages drives ways party walls or fences sewers drains watercourses wires cables and other things used or enjoyed in common by the Transferees and the occupiers of any other adjoining premises such proportion in case of dispute or difference to be determined by the Council whose decisions shall be final and binding upon the parties
- (4) Not to carry on upon the premises or any part thereof any trade or business nor use the premises for any other purpose than those of a private residence excepting however those of a doctor or dentist without prior consent of the Council in writing
- (5) Not to use the premises for the occupation of more than one family nor to permit the premises to be occupied by persons in excess of the permissible number as defined in the Sixth Schedule to the Housing Act 1957 or any statutory amendment or re-enactment thereof without the prior consent of the Council in writing
- (6) Not to place any notice or advertisement of any description on the premises (other than a business notice in case the premises are used for the purposes of a doctor or dentist and notices or advertisements in the usual form for the sale or letting of the premises) and no hoardings or structure shall be erected for use as a bill posting or advertising station And the Council by its agents and workmen may at any time and without prior notice enter upon the premises to remove any notice poster bill or advertisement or any such hoarding or structure which may be affixed displayed or erected therein in contravention of this stipulation
- (7) Not to alter demolish or make any additions whatsoever to the premises or outbuildings or to erect any further outbuildings or boundary walls or fences without previously submitting plans showing such alterations additions or erections and obtaining the consent of the Council in writing thereto
- (8) Not to sell or suffer to be sold any wines spirits beers or intoxicating liquors of any kind of the premises or any part thereof nor to do or keep or suffer to be done or kept thereon any act or thing which may be or become a nuisance or annoyance or cause inconvenience to the Council or to the owners or occupiers of the adjoining or neighbouring property or which may in the opinion of the Council tend to lessen or depreciate the value of the premises or the property in the neighbourhood
- (9) Not to dig out of the land any sand or gravel except in the course of excavating for the foundations of any buildings to be erected on the land
- (10) Not without the prior consent of the Council in writing -
 - (a) Park upon any part of the premises either temporarily or permanently any caravan or moveable dwelling of any kind whatsoever
 - (b) Park any motor vehicles upon any part of the premises otherwise than in a properly constructed garage
 - (c) Keep livestock (other than a domestic dog and/or cat and/or cage bird) on the premises
 - (d) Store or deposit any rubbish or building or gardening equipment or materials of any kind in the front garden of the premises
 - (e) Erect or attach at or to any parts of the premises which are common to those premises and any other adjoining premises any external wireless or television aerial
 - (f) To remove or require the removal by any person of any cable at present laid in or affixed to the premises and used for the transmission of radio or television signals

7. HEREIN so far as the context admits any words importing the plural shall include the singular and any words importing the masculine gender shall also include the feminine gender

8. THE Council hereby acknowledges the right of the Transferees to the production of the documents specified in the Schedule hereto and to delivery of copies thereof and undertakes with the Transferees for the safe custody of the same

9 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 Fifteen thousand pounds

IN WITNESS whereof the Council has hereunto caused its Common Seal to be affixed and the Transferees have hereunto set their hands and seals the day and year first before written

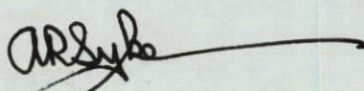
THE SCHEDULE

A Conveyance dated the 31st day of March 1933 and made between Simeon Ryecroft Kitson Lucy Kitson and Ada Dinah Kitson of the one part and the Shipley Urban District Council of the other part

THE COMMON SEAL of
City of Bradford Metropolitan
Council was hereunto affixed
in the presence of:-



7849


Chief Solicitor

SIGNED SEALED AND DELIVERED
by the said Lily Hird
in the presence of:-

L Hird L H.

Witness - S. Baldwin.

Address - 46 Town Lane
Idle, Bradford. BD10-8PN.

Occupation - Housewife.

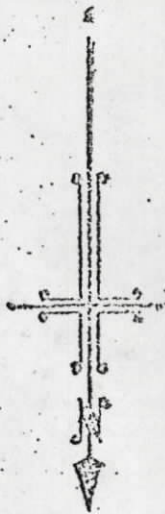


PLAN

SIGNED SEALED AND DELIVERED
by the said Peter Hird
in the presence of:-

P. Hird

J. Raymond Ogden,
Solicitor, Bradford.



PLAN REFERRED TO



NOTE: The transferees will only be held responsible under Clause 6 (1) for the maintenance of those boundaries on which the 'T' mark lies inside the area transferred to them.

For identification purposes only.

AR Syke

REPRODUCED FROM THE ORDNANCE SURVEY MAP
WITH THE SANCTION OF THE CONTROLLER OF
H.M. STATIONERY OFFICE.

SCALE 1:1250

IN THE HIGH COURT OF JUSTICE

The District Probate Registry at Leeds

BE IT KNOWN that **PETER HIRD**

of **16 Prospect Street Windhill Shipley West Yorkshire**

died on the **11th** day of **January 2000**

domiciled in **England and Wales**

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

SANDRA BALDWIN of [REDACTED]

and

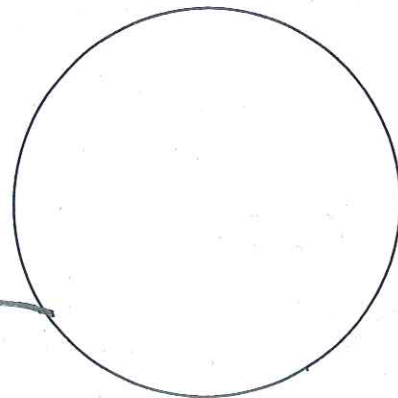
JEAN KENNY of [REDACTED]

It is hereby certified that it appears from information supplied on the application for this grant that the gross value of the said estate in the United Kingdom does not exceed £200,000 and the net value of such estate does not exceed £100,000

DATED the **25th** day of **May 2000**



DISTRICT REGISTRAR / PROBATE OFFICER



Extracted by **ATKINSON BIRD DANIELS & HEDAR 34 Westgate Shipley West Yorkshire BD18 3QX**

DATED 21st June 2019

(1) ANGELA CAROL BROCKLEHURST
(the Appointor)

(2) SANDRA BALDWIN
(the Retiring Trustee)

(3) FIONA JANE HEDAR
(the New Trustee)

(4) ANGELA CAROL BROCKLEHURST
(the Continuing Trustee)

**DEED OF APPOINTMENT AND
RETIREMENT OF TRUSTEE**
Relating to
PETER HIRD DECEASED WILL TRUST

DEED OF APPOINTMENT AND RETIREMENT OF TRUSTEE

DATE: 21st June 2019

BETWEEN:

- (1) **ANGELA CAROL BROCKLEHURST** of Fenix House New Kirkgate Shipley West Yorkshire BD18 3QY (the “Appointor”)
- (2) **SANDRA BALDWIN** of [REDACTED] [REDACTED] (the “Retiring Trustee”)
- (3) **FIONA JANE HEDAR** of Fenix House New Kirkgate Shipley West Yorkshire BD18 3QY (the “New Trustee”)
- (4) **ANGELA CAROL BROCKLEHURST** of Fenix House New Kirkgate Shipley West Yorkshire BD18 3QY (the “Continuing Trustee”)

AND IS SUPPLEMENTAL TO:

A Settlement (the “Settlement”) dated 11th of January 2000 known as “The Peter Hird Settlement” and made between (1) the Appointor and (2) the Continuing Trustees and the Retiring Trustee and is supplemental to the Will of the late Peter Hird deceased dated the 14th of October 1996 known as the Peter Hird Deceased Will Trust

BACKGROUND

- (A) The statutory power of appointment applies to the Will Trust and is exercisable by the Appointor.
- (B) The Continuing Trustee and the Retiring Trustee are the present trustees of the Settlement.
- (C) The Retiring Trustee wishes to retire and be discharged from the trusts of the Settlement.
- (D) The Appointor wishes to appoint the New Trustee to act as trustees of the Settlement in place of the Retiring Trustee.
- (E) It is intended that the property subject to the terms of the Settlement shall be transferred to, or under the control of, the Continuing Trustee and the New Trustee.

OPERATIVE POWERS

1. Appointment

In exercise of the power of appointment confirmed by the Will of the said Peter Hird Will Trust and all other powers (if any), the Appointor hereby appoints the New Trustee as a trustee of the Will Trust to act jointly with the Continuing Trustee in place of the Retiring Trustee.

2. Retirement of Trustee

The Retiring Trustee hereby retires and is discharged from the trusts of the Will Trust.

3. Declaration as to residence

It is hereby declared that, at the date hereof, there is no proposal that the trustees of the Will Trust might become neither resident nor ordinarily resident in the United Kingdom.

4. Stamp duty certificate

It is hereby certified that this Deed falls within Category A in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987.

5. Effective date

This deed is delivered by each party when (and shall not have effect until) it is dated.

**SIGNED as a DEED by SANDRA
BALDWIN in the presence of**

) *S. Baldwin*
)

Witness:

Signature

Name

Address

Occupation

I. Fairweather
.....
IAN FAIRWEATHER.



NESS

SIGNED as a DEED by ANGELA CAROL)
BROCKLEHURST in the presence of)

Angela Brocklehurst

Witness: Signature K. Holmes
Name KATHRYN HOLMES
Address Penix House New Kingsgate
Shipley BD18 3QY
Occupation Personal Assistant

SIGNED as a DEED by FIONA JANE)
HEDAR in the presence of)

F.J. Heddar

Witness: Signature K. Holmes
Name KATHRYN HOLMES
Address Penix House New Kingsgate
Shipley BD18 3QY
Occupation Personal Assistant

CERTIFIED COPY
Pursuant to the Births and



OF AN ENTRY
Deaths Registration Act 1953

BQ 065273

DEATH		Entry No.
Registration district	North Yorkshire	Administrative area
Sub-district	North Yorkshire	County of North Yorkshire
1. Date and place of death Second January 2005 Scarborough Hospital Scalby Road Scarborough		
2. Name and surname Jean KENNY		3. Sex Female
		4. Maiden surname of woman who has married HARTLEY
5. Date and place of birth 27th September 1941 Bradford West Yorkshire		
6. Occupation and usual address Sales Assistant (retired) Wife of Peter KENNY Superintendent, Water Authority (retired) [REDACTED]		
7(a) Name and surname of informant Peter KENNY		(b) Qualification Widower of deceased Present at the death
(c) Usual address [REDACTED]		
8. Cause of death I (a) End stage bronchiectasis		
<div style="text-align: right;"> <p>1E 099 Wibsey 68-24-61 Certified as a true copy of original 6/1/05</p> </div>		
Certified by B G R Wiles M.B.		
9. I certify that the particulars given by me above are true to the best of my knowledge and belief P Kenny		Signature of informant
10. Date of registration Fifth January 2005	11. Signature of registrar C A Copland Registrar	

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

C A Copland {

*Superintendent-Registrar

*Registrar

*Strike out whichever does not apply

Date 5-1-2005




CAUTION: THERE ARE OFFENCES RELATING TO FALSIFYING OR ALTERING A CERTIFICATE AND USING OR POSSESSING A FALSE CERTIFICATE. ©CROWN COPYRIGHT

WARNING: A CERTIFICATE IS NOT EVIDENCE OF IDENTITY.




Personal Regulated Drainage Search



Connection Summary

	Mains Water Entries under question 2(b)	CONNECTED
	Foul Water Entries under question 1(b)	CONNECTED
	Surface Water Entries under question 1(c)	CONNECTED

Asset Location Summary

	Drainage Assets within Boundary Entries under question 1(e)	NO
	Water Assets within Boundary Entries under question 2(c)	SEE ANSWER
	Public Sewer within 100ft Entries under question 1(f)	YES

Search Details

Property Address

16 Prospect Street
SHIPLEY
Bradford
BD18 2ET

Catchment Area

Yorkshire Water Services Ltd
PO Box 52
Bradford
BD3 7YD

Report Reference

11933566

Customer Reference

NSNFAPA - Fedar - 16, Prospect Street

Search Date

02 July 2021

Requested By

ASAP

Search Conducted by

Hannah Bruce

Customer Service

If you have any additional enquiries or require further information to assist with this transaction, please contact our Helpdesk on

0800 977 8810

or by emailing
clientqueries@searchflow.co.uk

Website: www.searchflow.co.uk



Twitter: @searchflow



Linkedin: @SearchFlow





Understanding This Report

Data Sources

The information in this report has been obtained by diligent comparison of location plans supplied by Ordnance Survey and an inspection of the Water Company's own publicly available water and sewer asset plans.

To clarify the source of information for each section of this report, we use the following icons:



Personal Regulated Drainage Search

Sections with this logo contain data inspected from Water Company sources by a Personal Search Agent.



SearchFlow

Sections with this logo are powered by SearchFlow systems.

Smart Colour Coding

To assist you with quickly reading and interpreting this report, we use the following colour coding:



No Entries

This section has been searched but no information was returned

NO



Attention

One or more entries in this section reveal potential risk and require attention

YES



Risk Not Screened / Requires Attention

Entries revealed in this section have not been risk scored and may require attention

YES



Low Risk

Information has been returned in this section and is perceived to be low risk

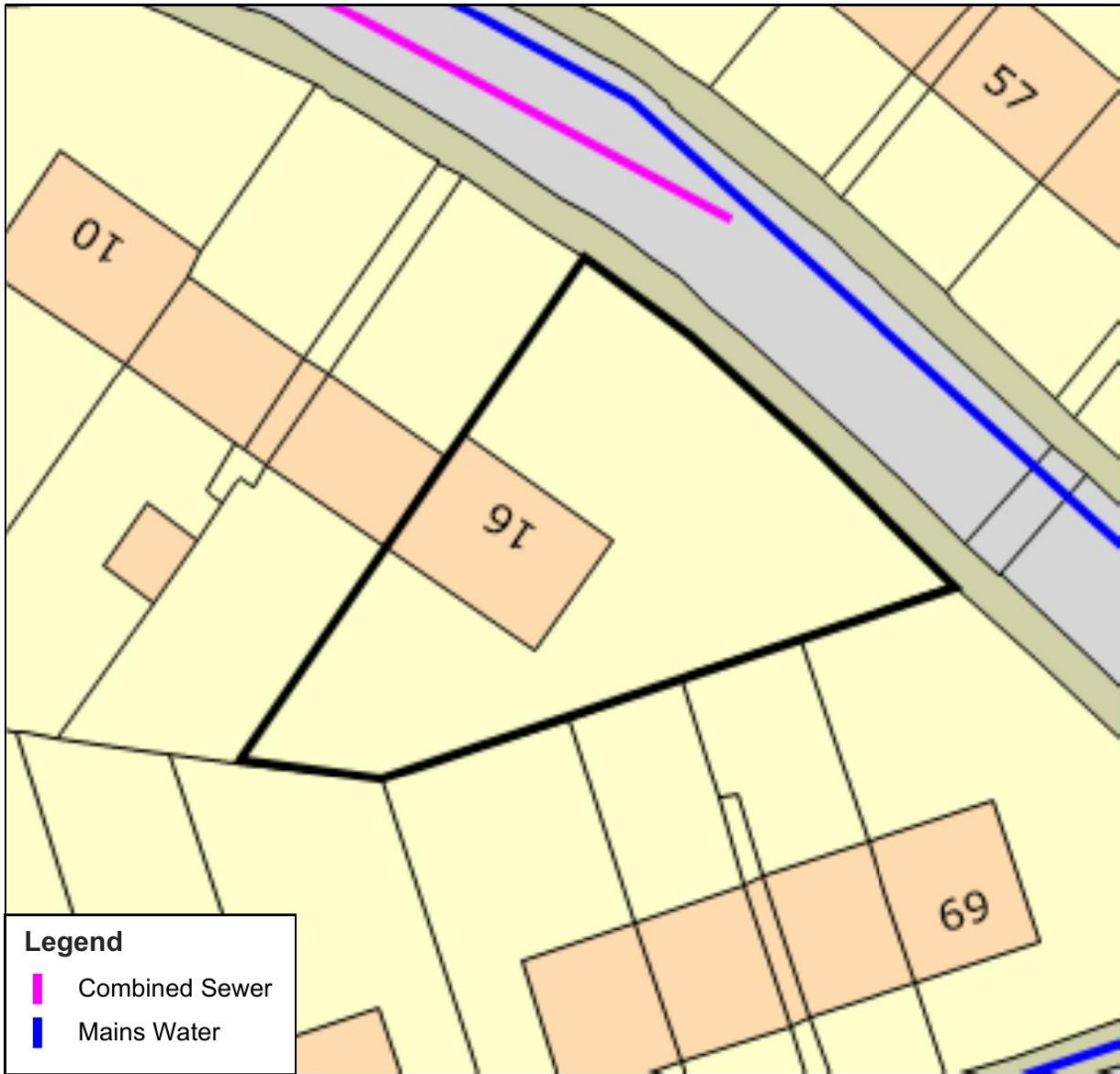
YES





Drainage and Water Asset Plan

This search has been compiled based on the search area outlined below.





Drainage Enquiries and Replies

This section contains information relating to the drainage of foul water and sewerage from the property and the run off of surface water to the public sewer network. We answer these questions based on information we obtain by visually inspecting the drainage assets of the relevant supplier for this coverage area.

1

Sewerage Undertaker The supplier for this area is:-

Yorkshire Water Services Ltd

T: 0345 1 24 24 24

PO Box 52
Bradford
BD3 7YD

W: www.yorkshirewater.com

1
(a)

Is a plan showing the nearest public sewers provided?

YES

A plan showing the nearest sewers is included in this report.

1
(b)

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

YES

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



Connection status is inferred by visually inspecting the location of assets in the vicinity of the property. We recommend confirming this with the vendor.

1
(c)

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

YES

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



Connection status is inferred by visually inspecting the location of assets in the vicinity of the property. We recommend confirming this with the vendor.

1
(d)

Is any sewer serving or which is proposed to serve the property subject of a current statutory adoption agreement or an application for such an agreement?

SEE ANSWER

The property is part of an established development and is not subject to an adoption agreement. Please note the majority of private sewers and lateral drains subject to adoption agreements were transferred into public ownership from 1st October 2011 and there may therefore be additional public sewers other than those shown on the plan.



1. If the property is a new or recent development, the developer may be able to provide additional information.
2. Private sewers and lateral drains subject to adoption agreements were in the main transferred to public ownership on 1st October 2011. As a result, additional public sewers other than those indicated on the public asset plan may now exist but not yet be shown if the water company has not yet updated their records.



1
(e)

Does the public sewer map show any public sewer within the boundary of the property?

NO

The map indicates there are no public sewers, disposal mains or lateral drains within the boundaries of the property.

i

1. Statutory undertakers have a legal right to access properties to carry out work on assets located within the boundary of private properties. The employees or contractors of an undertaker may require access, subject to notice.
2. Historically, public sewers, disposal mains or lateral drains were not always recorded on public asset maps. It is possible for unidentified sewers, disposal mains or lateral drains to exist within the boundaries of the property. A site inspection is highly recommended prior to any development work commencing.
3. Private sewers and lateral drains subject to adoption agreements were in the main transferred to public ownership on 1st October 2011. As a result, additional public sewers other than those indicated on the public asset plan may now exist but not yet be shown if the water company has not yet updated their records. Public assets running within the boundary of the property may restrict development. If there are plans to develop the property, the sewerage undertaker should be contacted and further enquiries made.

1
(f)

Does the public sewer map show any public sewer within 100 feet (approximately 30 metres) of the property?

YES

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

i

There may be additional lateral drains and/or public sewers in the vicinity which are not recorded on the public sewer map if they were transferred to public ownership on 1st October 2011.

1
(g)

Is there a current statutory agreement or consent to erect a building or extension on the property over or in the vicinity of a public sewer or disposal main?

NO

There is no statutory access to records in relation to any approval or consultation about plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. Where an asset is shown within the boundary, you may wish to make additional enquiries of the relevant authority.

i

1. If an asset is shown within the boundary of the property, you may wish to make further enquiries with the relevant company.
2. If a building, extension or conservatory is erected over a sewer without appropriate permission, it may have to be removed or altered.
3. Private sewers and lateral drains subject to adoption agreements were in the main transferred to public ownership on 1st October 2011. As a result, additional public sewers other than those indicated on the public asset plan may now exist but not yet be shown if the water company has not yet updated their records.



Water Enquiries and Replies



Water Enquiries and Replies

This section contains information relating to the supply of clean water to the property, which may be provided by a different company to the drainage services. We answer these questions based on information we obtain by visually inspecting the water assets of the relevant supplier for this coverage area.

2

Water Undertaker

The supplier for this area is:-

Yorkshire Water Services Ltd

T: 0345 1 24 24 24

PO Box 52
Bradford
BD3 7YD

W: www.yorkshirewater.com

2

(a)

Is a plan showing the nearest water assets provided?

YES

A plan showing any relevant water assets in the vicinity is included in this report.

2

(b)

Is the property connected to the mains water supply?

YES

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

2

(c)

Does the map of waterworks show any vested water mains or assets within the boundary of the property?

SEE ANSWER

Any vested water assets we are aware of will be shown on the enclosed plan.



1. If an asset is shown within the boundary of the property, you may wish to make further enquiries with the relevant company.
2. If a building, extension or conservatory is erected over a water asset without appropriate permission, it may have to be removed or altered.

Billing Information

A drainage and water search would usually establish if a property is being billed for the provision of services, and if so, whether or not the property has a water meter installed. The Water Companies of England & Wales do not make this information available for public inspection, and as such it cannot usually be answered in the scope of a personal search report. The informative below suggests how the status of billing at the property can be confirmed prior to completion.

3

Charging Basis

What is the basis for charging for water supply and sewerage at this property?

SEE NOTE



Please refer to vendor or pre-contract documents such as a recent water bill to confirm the billing status of the property.





Setting a New Standard in Personal Searching

This search was produced for SearchFlow Limited by OneSearch Direct Limited, which is registered with the Property Codes Compliance Board.

In a marketplace driven by a need for speed and cost efficiency, Personal Regulated Drainage Searches have long provided a fast and effective alternative to the traditional CON29DW report.

In 2004, Richards Gray became one of the first personal search companies to provide a 'Private' drainage and water search. The appetite for the product was quickly proven, growing from a zero start to £2M revenue in its first year. Personal searches continue to grow year on year, and as a regulated product have been firmly established in credibility, with lender acceptance at an all-time high.



Richards Gray became part of SearchFlow in 2008, In 2016, we adopted the SearchFlow brand as part of the redevelopment of our drainage and water product. SearchFlow have set a new standard in data-driven reporting, adding intelligent risk highlighting and ease of use features that aid compliance while making the report more user friendly.

How This Search Was Compiled

This report highlights sections powered by datasets held within our group of companies. Those elements that were personal searched at the water company are indicated with the PSA icon, and the records were inspected and quality assured by **Hannah Bruce**.

Customer Care

If you have any queries arising from the content of this report, please contact our dedicated Helpdesk using the contact details on the Useful Contacts page.



Please see below the contact details for those authorities, agencies, organisations or data providers referred to within this report.

For all other queries please contact:

SearchFlow Ltd
42 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4AJ

If you require assistance please contact our dedicated Helpdesk team on:

0800 977 8810

or by emailing

clientqueries@searchflow.co.uk

Contact	Name	Address	Contact Details
1	Yorkshire Water Services Ltd	PO Box 52 Bradford BD3 7YD	T: 0345 1 24 24 24 E: W: www.yorkshirewater.com
2	Yorkshire Water Services Ltd	PO Box 52 Bradford BD3 7YD	T: 0345 1 24 24 24 E: W: www.yorkshirewater.com

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 email, as you prefer, if we need more time
- Provide a final response, in writing, at the latest, within 40 working days of receipt
- Liaise, at your request, with anyone acting formally or on your behalf.

Complaints should be sent to:

SearchFlow Ltd, 42 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4AJ.
Tel: 0800 977 8810
Email: clientqueries@searchflow.co.uk

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) as detailed on the next page. We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.



Important Consumer Protection Information

OneSearch Direct Limited have prepared this report, on behalf of Searchflow Limited. For further details, please refer to the Terms and Conditions.

OneSearch Direct Limited 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 he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

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

TPOs Contact Details

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

Tel: 01722 333306
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





PERSONAL SEARCH (DW ERRORS AND OMISSIONS AND MISSING ANSWERS)

ISSUED BY
STEWART TITLE LIMITED

stewart title[®]

POLICY SUMMARY**keyfacts****POLICY TYPE**

Personal Search (DW Errors and Omissions and Missing Answers)

THE INSURER

Stewart Title Limited

POLICY TERM

In Perpetuity from the Policy Date

INSURER'S ADDRESS

6 Henrietta Street, London, WC2E 8PS

TO THE POLICYHOLDER

We assume the need to purchase this policy has resulted from legal advice provided to you. You should read this summary in conjunction with the full policy wording to ensure you are fully aware of the terms and conditions of the cover.

TO THE INTERMEDIARY

We recommend this document is provided to the Insured before the conclusion of the insurance contact.

SIGNIFICANT CONDITIONS OR EXCLUSIONS UNDER THIS POLICY

Full details of conditions and exclusions are detailed in the policy, but we would draw your attention to the following:

You, or anyone acting on your behalf, must not:

- disclose the existence of this policy to any third party other than prospective purchasers, lenders, lessees and their legal advisers without our prior written consent
- take or fail to take action which results in a Claim as this may prejudice your position and void the policy
- take any steps to settle a Claim without our prior written consent.

UPDATING THE COVER

Requests to increase or extend cover can be considered. We are not permitted to provide advice or recommend how you proceed as you will need to make your own choice about this, with guidance from your intermediary.

RIGHTS TO CANCEL POLICY

This policy can be cancelled by contacting us within 14 days of the policy date, provided all interested parties (such as lenders holding a mortgage or charge on the Property) consent to cancellation. If you wish to cancel this policy, please write (quoting your policy number) to 'The Underwriting Manager' at the Insurer's Address.

HOW TO CLAIM

Please write (quoting your policy number) to 'The Claims Counsel' at the Insurer's Address or by e mail to ukclaims@stewart.com. You must provide details to us of any potential Claim without delay, please read the full Claims conditions within the policy.

COMPLAINTS

Any complaint should be raised in the first instance with our General Counsel by

- Writing to the General Counsel at the Insurer's Address
- Telephoning 0207 010 7820

Details of our complaints handling procedure are available by contacting our General Counsel

If we are unable to resolve your complaint to your satisfaction, you may have the right to refer your complaint to the Financial Ombudsman Service at Exchange Tower, London E14 9SR. The Financial Ombudsman Service website address is <http://www.financial-ombudsman.org.uk/>.

THE FINANCIAL SERVICES COMPENSATION SCHEME (FSCS)

We are covered by the FSCS. You may be entitled to compensation from the scheme if we cannot meet our obligations. This will depend on the type of business and the circumstances of the Claim.

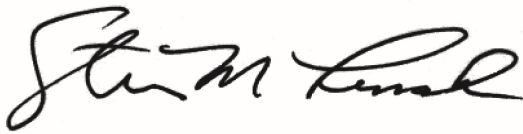
Further information about compensation scheme arrangements is available from the FSCS who can be contacted at Financial Services Compensation Scheme, 10th Floor, Beaufort House, 15 St Botolph Street, London EC3A 7QU. The FSCS website may be viewed at www.fscs.org.uk.

BASIS OF COVER

The Insured has paid or agreed to pay the Premium for this indemnity cover.

The Insured agrees to comply with the terms and conditions of the policy. Failure by the Insured to comply can lead to invalidation of the policy in whole or in part or reduce the amount of any Claim subsequently made.

Signed for and on behalf of Stewart Title Limited

A handwritten signature in black ink, appearing to read 'Steven Lessack', is written over a light beige rectangular background.

Steven Lessack
CEO, Stewart Title Limited

Authorised Signatory

POLICY SCHEDULE

POLICY NUMBER 160482	PROPERTY Each property which is noted on the bordereau
POLICY DATE As referred to on the bordereau per Property	LIMIT OF INDEMNITY See Additional Policy Clause(s) section below
POLICY TERM In Perpetuity from the Policy Date	PREMIUM See Additional Policy Clause(s) section below

THE INSURED

The party purchasing the Property at the Policy Date and any bank, building society or other similar lending institution holding a mortgage or charge on the Property('the Lender') whether as a result of the purchase or as the result of the owner of the Property remortgaging it to the Lender

THE INSURER

STEWART TITLE LIMITED - (Company Reg 2770166), 6 Henrietta Street, Covent Garden, London, WC2E 8PS

THE DEFECT

The Insured has been provided with a Regulated Drainage and Water Search ('the Search') by the Organisation which may contain an Adverse Entry which materially affects the market value of the Property.

INSURED USE

Continued use of the Property for residential or commercial uses as in existence at the Policy Date

EXCLUSION(S)

Any Claim arising from or relating to:

- (i) any matter revealed in any other searches made available to the Insured or anyone acting on the Insured's behalf prior to the Policy Date
- (ii) any matter otherwise known to the Insured or anyone acting on the Insured's behalf prior to the Policy Date
- (iii) consequential loss
- (iv) environmental or contamination matters (including but not limited to the Environmental Protection Act 1990)
- (v) any matter where the Insured or their legal advisors have not followed or acted upon the guidance notes provided in the Search

ADDITIONAL POLICY CLAUSE(S)

Definitions:-

Adverse Entry - Any matter or matters which would have been disclosed in the Search and which were in existence on or before the Policy Date

which adversely affect the market value of the Property but which were not disclosed in the Search due to:-

- (i) the absence in the Search of answers to questions 2.5.1, 2.8,2.9,3.4 and 4.5 and/or
- (ii) incorrect information being given to the Organisation by the statutory authority or authorities responsible for maintaining the registers forming the subject matter of the Search and/or
- (iii) incorrect information being given by the Organisation to the Insured in respect of Questions 2.1,2.2,2.4.1 and 3.1.where the Organisation has interpreted data obtained from the statutory authority or authorities responsible for maintaining the registers but that interpretation is incorrect due to the negligence of, or an error by, the Organisation.

Organisation - One Search Direct

Regulated Search - A search requested by or on behalf of the Insured in the course of a purchase or remortgage transaction relating to the Property in response to which the Organisation in accordance with the Council of Property Search Organisations' search code has undertaken enquiries and provided a report upon which the Insured relies.

LIMIT OF INDEMNITY
(Up to £ per Property)
£ 2,000,000.00

PREMIUM
(£ inclusive of I.P.T)
£1.15

MEMORANDUM OF ENDORSEMENT For Seller Cover

Definitions:

The definitions referred to below shall be read as being in addition to those given or where repeated for the purpose of the cover provided to the seller under the Policy as an alternative to those in the Policy.

Seller: The Seller of the Property who has requested and paid for the Regulated Search in order to enable the sale of the Property to the Buyer;

Buyer: The person(s), corporate or incorporate body, named as Buyer in the exchanged contract for the purchase of the Property on whose behalf a Regulated Search has been undertaken or who relies upon a Regulated Search carried out on behalf of the seller of the Property by the Organisation and who has subsequently purchased the Property following receipt of the Regulated Search.

Completion Date: The date upon which the sale of the Property to the Buyer completed.

Offer Price: The lower of (i) the price agreed between the Seller and the Buyer for the sale of the Property prior to the completion Date (ii) the highest valuation of the Property obtained by the Seller from and estate agent prior to marketing the property with the estate agent.

Sale Price: The price actually paid by the Buyer to the Seller for the Property on the Completion Date as detailed in the exchanged contract.

Seller Cover

The cover under this Policy will be extended to provide the additional cover referred to below namely that:-

The Seller shall have cover starting on the Completion Date for the matters referred to in sub paragraph (ii) under the definition of Adverse Entry in this policy by revealing an Adverse Entry which should not have been revealed ('the Error') and which is the sole and direct cause of the Buyer renegotiating the Offer Price of the Property to the Sale Price and as a result of which renegotiation the Seller has suffered loss.

Exclusions

The Company shall be not liable to indemnify the Seller for any Error:

- (i) not disclosed in the Search
- (ii) in respect of any matter of which the Seller or his legal representative had Knowledge as at the date that contracts are exchanged with the Buyer for the purchase of the Property.
- (iii) Any Adverse Entry which arises after the Effective Date
- (iv) The cover for the Seller shall not apply where the transaction is a remortgage or the Property is used for commercial purposes

Conditions

All conditions referred to in the Policy shall apply

This policy document and the bordereau form the basis of the Insured's policy, and the contract between the Insured and the Insurer. Please read the documents and keep them safe.

COVER

In the event there is an Adverse Entry affecting the Property on the Policy Date directly arising from the Search which materially affects the market value of the Property as detailed in the Defect ("Claim") the Insurer will indemnify the Insured against:

- a. The cost of remedying the Adverse Entry (including but not limited to the provision of a further indemnity policy to cover the specific risk(s) revealed by the Adverse Entry) and/or any sums paid pursuant to any voluntary settlement or compromise of a Claim with the prior written consent of the Insurer or any final order, decision, judgment or permanent injunction awarded against the Insured to free the Property from the Claim
- b. Reduction in the market value of the Property used in accordance with the Insured Use the market value being the average of the estimates of two independent Valuers of the market value of the Property as defined from time to time in the guidelines issued by the Royal Institute of Chartered Surveyors at the date of a final order, decision, judgment or permanent injunction awarded against the Insured, or where the Insurer otherwise accepts liability, and being the difference between the market value of the Property as at the Policy Date on the assumption the Adverse Entry is unenforceable and the market value of the Property as at the Policy Date to the extent the Adverse Entry is held to be enforceable
- c. Any shortfall in the amount required to discharge the outstanding debt under the mortgage or charge where the Insured is a mortgagee and exercises its rights under the mortgage or charge, or where the Insurer otherwise accepts liability.
- d. Any damages or compensation (including costs and expenses) awarded against the Insured in any proceedings brought against the Insured or agreed in any voluntary settlement or compromise of a Claim with the prior written consent of the Insurer
- e. All other costs and expenses incurred by the Insured with the prior written consent of the Insurer including the costs of the Insurer in defending or settling the Claim on the Insured's behalf

GENERAL PROVISIONS

- a. Any act or omission by the Insured, or anyone acting on the Insured's behalf, which in whole or in part induces a Claim under the policy may prejudice the Insured's position and could invalidate the policy in whole or in part or reduce the amount of any Claim.
- b. The Insurers liability under this policy will not exceed the Limit of Indemnity (as increased by the Inflation Provision if applicable).
- c. This policy shall be governed by and construed in accordance with the law of England and Wales and is subject to the jurisdiction of the courts of England and Wales.
- d. The policy and any endorsement issued in respect of it are one contract and shall be read together.
- e. The insured will not be entitled to abandon the Property to the Insurer.
- f. Your information may be used for the purposes of insurance administration by the Insurer, its associated companies, by reinsurers and your intermediary. It may be disclosed to regulatory bodies for the purposes of monitoring and/or enforcing the Insurer's compliance with any regulatory rules/codes.
- g. Your information may also be used for offering renewal, research and statistical purposes and crime prevention. It may be transferred to any country, including countries outside the European Economic Area for any of these purposes and for systems administration. Where this happens, we will ensure that anyone to whom we pass your information agrees to treat your information with the same level of protection as if we were dealing with it.
- h. If you give us information about another person, in doing so you confirm that they have given you permission to provide it to us to be able to process their personal data (including any sensitive personal data) and also that you have told them who we are and what we will use their data for, as set out in this notice.
- i. In the case of personal data, with limited exceptions, and on payment of the appropriate fee, you have the right to access and if necessary rectify information held about you.

NON INVALIDATION

The interest in this policy of any Insured will not be invalidated by a breach of the policy terms or conditions by any other party, unless

- a. Such party acted on the Insured's behalf or with the Insured's knowledge and consent
- b. Where the Insured is a successor in title, they had knowledge of a breach of the policy terms or conditions or of previous non-disclosure or misrepresentation to the Insurer.

IMPORTANT CONDITIONS

In respect of each Property:-

- a. In deciding to accept this policy in exchange for the Premium and in setting the terms and premium, the Insurer has relied on the assumptions made being correct and any information given by the Insured (or anyone acting on the Insured's behalf). The Insured must ensure that, when answering any questions asked by the Insurer, any information provided is accurate and complete and the Insurer is informed of any assumptions which cannot be met.
 - b. If the Insured deliberately or recklessly provides the Insurer with false or misleading information, the Insurer may treat this policy as if it never existed and decline all claims.
 - c. If the Insured provides the Insurer with false or misleading information carelessly, the Insurer may:
 - a. treat this policy as if it had never existed, and refuse to pay all claims and return the premium paid. However, the Insurer may only do so if it would not otherwise have provided the Insured with insurance cover at all;
-

- b. amend the terms of this insurance, and apply the amended terms as if they were already in place, if a claim has been adversely affected by the Insured's carelessness;
 - c. reduce the amount the Insurer will pay on a claim in the proportion the premium the Insured has paid bears to the premium the Insurer would have charged for the policy; or
 - d. take a similar proportionate action.
The Insurer, or anyone acting on the Insurer's behalf, will write to the Insured if the Insurer intends to treat this policy as if it had never existed, or amend the terms of the policy.
- d. If the Insured becomes aware that the information given to the Insurer is inaccurate, the Insured must inform the Insurer as soon as practicable.
- e. The Insured (or anyone acting on the Insured's behalf) shall not at any time disclose the existence of this policy to any third party other than bona fide prospective purchasers, their lenders, lessees and respective legal advisers without the Insurers written consent
- f. The Insured shall not discuss the Defect with any party without the Insurer's written consent, who, it is reasonable to believe can as a result of the discussion make a Claim.
- g. A bordereau is provided to the Insurer by the Policyholder in Excel format setting out the address of the Property, the Limit of Indemnity (being the purchase price of the Property) and the Policy Date (being the date of exchange of contracts for the purchase of the Property by the Insured) and that the bordereau is sent to the Insurer at the Insurer's Address within 14 days of the month end following the Policy Date and payment for all properties listed on the bordereau paid either by cheque payable to Stewart Title Limited or by BACS to HSBC Bank Plc, 60 Queen Victoria Street, London EC4N 4TR Account Name: Stewart Title Premium Collection Account, Sort Code 40-05-30, Account Number: 94573269 Reference: 160482

In respect of Conditions e, f and g above where the Insured fails to comply with these conditions the Insurer's liability under this policy may be limited to the extent the Insurer is compromised by any breach of these conditions

COMPLAINTS PROCEDURE

Any complaint should be raised in the first instance with our General Counsel by

- Writing to the General Counsel at the Insurer's Address
- Telephoning 0207 010 7820

Details of our complaints handling procedure are available by contacting our General Counsel.

If we are unable to resolve your complaint to your satisfaction, you may have the right to refer your complaint to the Financial Ombudsman Service at Exchange Tower, London E14 9SR. The Financial Ombudsman Service website is <http://www.financial-ombudsman.org.uk/>.

The existence, and your use of, this complaints process is without prejudice to your other rights under this policy and your rights in law.

RIGHT TO CANCEL POLICY

This Policy can be cancelled by contacting us within 14 days of the policy date, provided all interested parties (such as lenders holding a mortgage or charge on the Property) consent to cancellation. If you wish to cancel this policy, please write (quoting your policy number) to 'The Underwriting Manager' at the Insurer's Address.

We may at our discretion charge you for the time that you have been on cover including Insurance Premium Tax.

Any refund of premium will be made to the party who paid the premium.

CLAIMS CONDITIONS

On becoming aware of any potential or actual Claim, the Insured will:

- a. provide written notice and details to the Insurer at the Insurer's Address immediately of all known facts including all communications, correspondence and all court documents.
- b. not admit any liability whatsoever or take steps to compromise or settle the Claim, without the written consent of the Insurer.
- c. provide all information and assistance that the Insurer and/or any party professional or otherwise acting on the Insurer's behalf require at the Insured's own expense doing everything reasonably practicable with the Insurer's prior written consent to minimise any loss.

The Insured will not make any

- a. admission, promise of payment or indemnity
- b. application to a court, Upper Tribunal (Land Chamber) or the Land Registry without the written consent of the Insurer

DEALING WITH THE CLAIM

- a. In dealing with the Claim the Insurer will at its discretion and cost be entitled to (whether or not the Insurer is liable under this policy):-
 - i. take or defend proceedings in any court or tribunal in the name of the Insured in any proceedings including the right to abandon or submit to judgment

- ii. exercise, in the name of the Insured, any rights or remedies available to the Insured in any proceedings including the right to abandon or submit to judgment
 - iii. compromise, settle or compound the Claim and deal in such manner as it thinks fit
 - iv. pay at any time to the Insured the amount of the Limit of Indemnity (as increased by the Inflation Provision if applicable) or any lesser amount for which the Claim can be settled and then relinquish control of and have no further involvement with the Claim.
- b. The Insurer shall be under no obligation to pay the proceeds of any Claim paid under this Policy to any party other than the Insured and that the proceeds of any Claim shall be incapable of assignment.
- c. If, at the time of the Claim, there is other insurance (whether incepted by the Insured or any other party) under which the Insured may be entitled to make a Claim, either wholly or partly in respect of the same interest or risk covered by this policy, the Insurer will not be liable to pay or contribute more than their rateable proportion of the Claim.
- d. If the Insured shall make any Claim knowing the same to be false or fraudulent, as regards amount or otherwise, this policy shall become void and the Claim shall be forfeited.
- e. The Insurer will be entitled to all rights and defences it may have in respect of a Claim notified by any Insured against any successor to that Insured.
- f. Where the Insurer and the Insured cannot agree to the amount to be paid under this policy the matter shall be referred to an arbitrator to be appointed by the parties (or in default of agreement, in accordance with the law in force at the time). The making of an award by the arbitrator shall be a condition precedent to any right of action against the Insurer. The Insured will afford to the Insurer every reasonable assistance in this respect.
- g. If the Insurer agrees or is obliged to make any payment to or on behalf of an Insured because of the risk insured by this policy the Insurer will immediately be subrogated to any rights which the Insured may have in relation to that risk.

THE FINANCIAL SERVICES COMPENSATION SCHEME (FSCS)

We are covered by the FSCS. You may be entitled to compensation from the scheme if we cannot meet our obligations. This will depend on the type of business and the circumstances of the Claim.

Further information about the compensation scheme arrangements is available from the FSCS who can be contacted at Financial Services Compensation Scheme, 10th Floor, Beaufort House, 15 St Botolph Street, EC3A 7QU. The FSCS website may be viewed at www.fscs.org.uk.

Stewart Title Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Registered in England and Wales No: 2770166. Registered office address: 6 Henrietta Street, London, UK, WC2E 8PS.

Personal Regulated Drainage Search

Terms and Conditions

The Search Company

1. This Search Report was prepared by:
OneSearch Direct Limited
6th Floor Skypark 1
8 Elliot Place
Glasgow
G3 8EP

Company Number: SC230285

(Referred to as "OneSearch").

On behalf of:

Searchflow Limited
5-7 Abbey Court Eagle Way
Sowton Industrial Estate
Exeter
Devon
EX2 7HY

Company Number: 04084804

Customer Services:

(0)800 977 8810
clientqueries@searchflow.co.uk

(Referred to as "Searchflow").

2. OneSearch and Searchflow maintain contractual relationships with various persons involved in the conveyancing process in the UK. OneSearch will disclose on the Search Report any personal or business relationship it has with individuals involved in the sale of the property as identified when the Search Report is ordered. OneSearch cannot accept liability for failing to disclose a relationship when a person's involvement in the transaction is not declared at the outset.

Terms for Preparation of Search

3. This Search Report does not consider whether all necessary consents have been obtained. Purchasing agents are advised to obtain the necessary documentation from the vendors.

4. The necessary searches to prepare this report were completed on the date of issue as specified on the coversheet.

Legal Issues

5. The Search Report has been prepared with reasonable care and skill by staff trained and employed by OneSearch.

6. The seller of the subjects or the person acting as his/her estate agent may make copies of this Search Report subject to our prior agreement.

7. These terms are enforceable against OneSearch not only by the seller of the property but also by the purchaser of, or mortgage lender in respect of, the property, in their own right.

8. Any questions or complaints regarding the content of the Search Report; the manner in which the search was prepared or completed; or the service provided by staff of Searchflow should be submitted in the first instance to Customer Services as set out in paragraph 1. Claims may also be made under the relevant insurance. (See also under Liability and Insurance below.)

Liability

9. This search is protected by Professional Indemnity Insurance arranged by Travelers Insurance Co Ltd, the limit of which is £10,000,000. This indemnity also provides cover for errors and omissions of local authority and water company data/ records which are used to compile our search reports. The search further benefits from 6 years run-off cover.

10. If the insurance company goes out of business, compensation may be available from the Financial Services Compensation Scheme (FSCS). The Financial Ombudsman Service may also provide help in resolving disputes involving insurance companies.

11. The content of this report is partly derived from third party sources. In respect of risk assessments and professional opinions, we do not warrant the accuracy or completeness of any information or content provided, unless we should reasonably have been alerted to any omission, error or inaccuracy in the content. Such content is provided specifically from the sources as described by Searchflow and we do not claim that these represent an exhaustive or comprehensive list of all sources that might be consulted. We shall not be liable for any inaccurate statement, opinion or risk rating in a service which resulted from a reasonable interpretation of the Content.

Complaints Procedure

12. Searchflow is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you make a complaint, we will:

- Acknowledge your complaint 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 email, as you prefer, if we need more time;
- Provide a final response, in writing, at the latest within 40 working days of receipt;
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be addressed to Customer Services as set out in paragraph 1, either by letter, email, or telephone. If you are not satisfied with our final response, you may refer the complaint to **The Property**

Ombudsman scheme:

Tel 01722 333306

Email admin@tpos.co.uk

We will cooperate fully with the Ombudsman during any investigation and comply with their decision.

Personal Regulated Search



Local Land Charge Highlights

LLC1 PART 3	Planning Charges Entries registered under Part 3 Planning Charges	NONE IDENTIFIED
LLC1 OTHERS	Local Land Charges Entries registered under all other Parts	2 IDENTIFIED

Planning & Building Regulation Highlights

	Planning Permissions Entries under question 1.1(a)	NONE IDENTIFIED
	Building Regulations Entries under questions 1.1(j,k,l)	NONE IDENTIFIED
	Other Planning Matters Entries under questions 1.1(b,c,d,e,f,g,h,i)	NONE IDENTIFIED
	Local Development Framework Entries under question 1.2	24 IDENTIFIED

Road, Railway & Highways Highlights

	Road Status Entries under question 2.1(a)	ADOPTED
	Adoptions / Made Up Entries under questions 2.1(b,c,d)	NONE IDENTIFIED
	Road, Railway & Traffic Schemes Entries under questions 3.4-3.6	IDENTIFIED

Other Highlights

	Land Acquisition Entries under questions 3.1-3.2	NONE IDENTIFIED
	Other Matters Entries under questions 3.7-3.13 & 3.15	IDENTIFIED
	Radon Gas Entries under question 3.14	MEDIUM

Search Details

Property Address
16 , Prospect Street
Shipley
BD18 2ET

Local Authority
Bradford Council

Report Reference
11933566

Customer Reference
NSNFAPA - Fedar - 16, Prospect Street

Search Date
04 July 2021

Requested By
ASAP

Search Conducted by

Paul Bogan

Customer Service

If you have any additional enquiries or require further information to assist with this transaction, please contact our Helpdesk on
0800 977 8810
or by emailing
clientqueries@searchflow.co.uk

Website: www.searchflow.co.uk



Twitter: @searchflow



Linkedin: @SearchFlow





Understanding This Report

Data Sources

The information in this report has been obtained by either the ordering of CON29 data or by personal inspection of the publicly available data held on the Local Land Charges Register, the Planning Register, Building Control Records, Environmental Health Records, Contaminated Land Registers, the Local or Unitary Development Plans, the Register of Adopted Highways, the councils Transport & Policies Programme, UK Radon Map, the Local and/or County Council websites and the Highways Agency website. Some data is drawn from licensed proprietary datasets as indicated.

This search reports information on planning and other matters relating to the subject property only. If required, information relating to other properties in the vicinity can be supplied on receipt of a separate search request.

To clarify the source of information for each section of this report, we use the following icons:



Personal Regulated Search

Sections with this logo contain data inspected from council sources by a personal search agent.



SearchFlow

Sections with this logo are automated or otherwise powered by SearchFlow systems.

Smart Colour Coding

To assist you with quickly reading and interpreting this report, we use the following colours to show where relevant data has been revealed. Risk highlighting (Red and Green) is currently only applied to Roads and Radon questions.



No Entries

When greyed out, this section has been searched but no relevant information was returned

NONE IDENTIFIED



Attention

One or more entries in this section reveal potential risk and require attention

IDENTIFIED



Entries Revealed

Our search has revealed entries in this section – the data returned has not been risk scored

IDENTIFIED



Low Risk

Information has been returned in this section and is perceived to be low risk

LOW

Next Steps

This search reports information on planning and other matters relating to the subject property only. If required, information relating to other properties in the vicinity can be supplied on receipt of a separate search request.

If you wish to obtain copies of any documents you should submit a written application to the council offices located at:

Bradford Council
402 City Hall
Centenary Square
Bradford
West Yorkshire
BD1 1HY

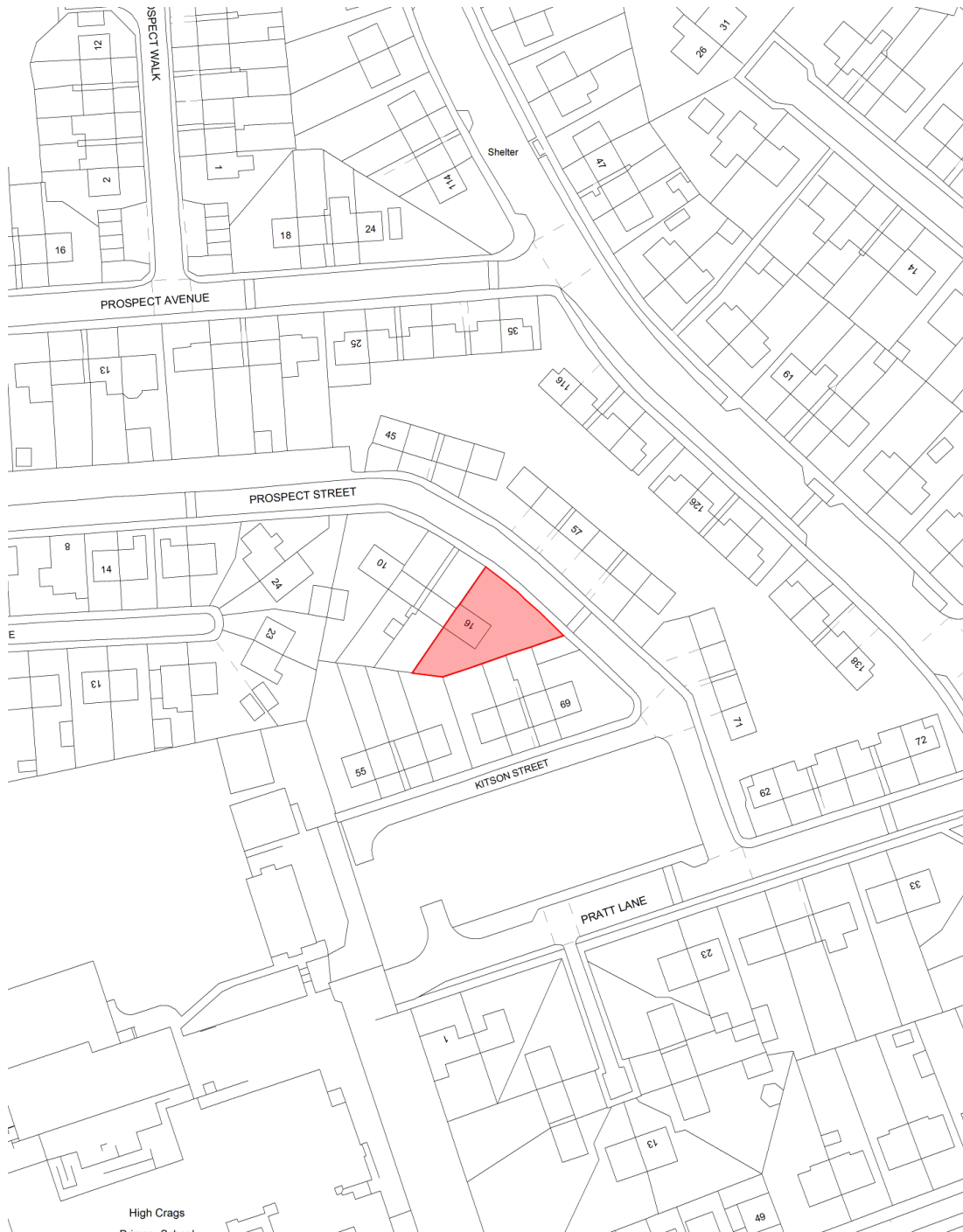
Contact details for other data providers and useful sources of information are given later in this report.





Location Plan

This search has been compiled based on the search area outlined below.



16, Prospect Street, SHIPLEY, BD18 2ET



Main property Extent



Secondary property Extent

0 48m

Property coordinates: 415210, 437040



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LLC1

Local Land Charges

2 IDENTIFIED

The Local Land Charges Register records entries against the property made by statute, or any charge that prohibits or restricts use on the parcel of land securing payment. Local Land Charges are binding on successive owners of the property. They can have a material effect on its future use and amenity, as well as laying a financial burden.

**PART
1**

General Financial Charges

Land Charge entries registered under Part 1 General Financial Charges.

NONE IDENTIFIED
**PART
2**

Specific Financial Charges

Land Charge entries registered under Part 2 Specific Financial Charges.

NONE IDENTIFIED
**PART
3**

Planning Charges

Land Charge entries registered under Part 3 Planning Charges.

NONE IDENTIFIED
**PART
4**

Miscellaneous Charges

Land Charge entries registered under Part 4 Miscellaneous Charges.

2 IDENTIFIED

	Registration Date	Reference No.	Type
	Details		
	Datasource		
1	01/11/1964		Smoke Control Order
	Shipley No. 03 Smoke Control Order No.: 07/00231/SMKCON Clean Air Act 1956 Section 11. Reference: 07/00231/SMKCON TLC Reference: SC295125.		
2	01/11/1964		Smoke Control Order
	Shipley No. 03 Smoke Control Order No.: 07/00231/SMKCON Clean Air Act 1956 Section 11. Reference: 07/00231/SMKCON TLC Reference: SC295125.		

**PART
5**

Fenland Ways Maintenance Charges

Land Charge entries registered under Part 5 Fenland Ways Maintenance Charges.

NONE IDENTIFIED
**PART
6**

Land Compensation Charges

Land Charge entries registered under Part 6 Land Compensation Charges.

NONE IDENTIFIED


PART 7	New Towns Charges Land Charge entries registered under Part 7 New Towns Charges.	NONE IDENTIFIED
PART 8	Civil Aviation Charges Land Charge entries registered under Part 8 Civil Aviation Charges.	NONE IDENTIFIED
PART 9	Opencast Coal Charges Land Charge entries registered under Part 9 Opencast Coal Charges.	NONE IDENTIFIED
PART 10	Listed Building Charges Land Charge entries registered under Part 10 Listed Building Charges.	NONE IDENTIFIED
PART 11	Light Obstruction Charges Land Charge entries registered under Part 11 Light Obstruction Charges.	NONE IDENTIFIED
PART 12	Drainage Scheme Charges Land Charge entries registered under Part 12 Drainage Scheme Charges.	NONE IDENTIFIED

1.1

Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications:-

NONE IDENTIFIED

This section of the report reveals any matters recorded by the Planning and Building Control Departments, as well as any other matters that permit or restrict development on site. Here, you will find items such as the planning history of the property, along with any building regulation entries made following work completed on site.

NB. Copy documents are available by written application to the Building Control Department/Planning Department.

**1.1
(a)**

Planning Permissions

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

**1.1
(b)**

Listed Building Consents

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

**1.1
(c)**

Conservation Area Consents

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

**1.1
(d)**

Certificate of Lawfulness
of Existing Use or Development

NONE IDENTIFIED

**1.1
(e)**

Certificate of Lawfulness
of Proposed Use or Development

NONE IDENTIFIED

**1.1
(f)**

Certificate of Lawfulness
of Proposed Work for Listed Buildings

NONE IDENTIFIED

**1.1
(g)**

Heritage Partnership Agreements

NONE IDENTIFIED

**1.1
(h)**

Listed Building Consent Orders

NONE IDENTIFIED

**1.1
(i)**

Local Listed Building Consent Orders

NONE IDENTIFIED

**1.1
(j)**

Building Regulation Approvals

NONE IDENTIFIED

**1.1
(k)**

Building Regulation Completion Certificates

NONE IDENTIFIED

**1.1
(l)**

Any building regulations certificate or notice issued in respect of work carried out under a competent person scheme?

NONE IDENTIFIED



Where an entry has been revealed under questions 1.1j 1.1k or 1.1l, you should ask the vendor or developer of the property to confirm that building regulations have been complied with.



1.2

Local Plan / Local Development Framework

What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?

24 IDENTIFIED

The Local Development Plan or Local Development Framework sets out the Local Authority's planning policies for the area, and is important when considering planning applications. They show spatially a strategic plan for development in the area, and help ensure that government policy is being met on sustainable development, housing supply and protection of valuable open spaces.

Additional Information



Below we have added Local Plan records that do not relate to the immediate site, but apply within 200m.

Core Strategy (Submission Draft) Dated 12/12/2014			
	Class	Details	Relating To
1	Resources and Waste	Waste Management Core Strategy - Area of Search	Within 200m of site
2	Retail and Town Centres	Town Centres	Within 200m of site
3	Resources and Waste	Coal MSA	Within 200m of site
4	Open Environment	Green Infrastructure Corridor	Within 200m of site

Bradford District Replacement Udp (Adopted) Dated 31/10/2005			
	Class	Details	Relating To
1	Transport	The National and Local Cycle Network	Within 200m of site
2	Community and Social Facilities	Playing Fields	Within 200m of site
3	Open Environment	Urban Green Space	Within 200m of site
4	Other	Mixed Use Areas	Within 200m of site
5	Open Environment	Recreation Open Space	Within 200m of site

Shipley and Canal Road Corridor Area Action Plan (Adopted) Dated 12/12/2017			
	Class	Details	Relating To
1	Transport	Local Pedestrian and Cycle Links	Within 200m of site
2	Boundaries	Shipley and Canal Road Corridor AAP Boundary	Within 200m of site
3	Transport	Pedestrian / Cycle Links	Within 200m of site
4	Heritage Environment	Conservation Areas	Within 200m of site
5	Open Environment	Greenway Stepping Stone Parks (Primary)	Within 200m of site
6	Heritage Environment	World Heritage Site Buffer Zone	Within 200m of site
7	Other	Shipley and Canal Road Corridor Site Allocation	Within 200m of site
8	Open Environment	Recreation Open Space	Within 200m of site



Local Plan records relating to Road Schemes, Railway Schemes and Traffic Schemes will be listed in sections 3.4, 3.5 and 3.6 respectively.

Bradford District Replacement Udp (Adopted) Dated 31/10/2005			
	Class	Details	Relating To





	Bradford District Replacement Udp (Adopted) Dated 31/10/2005		
	Class	Details	Relating To
1	Heritage Environment	World Heritage Site Buffer Zone	Immediate site
2	Boundaries	Constituency Boundaries	Immediate site
	Core Strategy (Submission Draft) Dated 12/12/2014		
	Class	Details	Relating To
1	Other	Aerodrome Safeguarding Area	Immediate site
2	Other	Urban Regeneration and Renewal Priority Areas	Immediate site
3	Other	Regional City	Immediate site
4	Resources and Waste	Sand Stone MSA	Immediate site
5	Other	ZONE Bii 7km boundary - mitigation zone	Immediate site



2
Roads, Footways and Footpaths

Which of the roads, footways and footpaths named in the application for this search are:-

ADOPTED

This section of the report deals with the adoption of roads, footways and footpaths, and includes information held by either the Local Authority or County Council. Where a road, footway or footpath is listed as Adopted, it will be maintained by the relevant authority. The circumstances or conditions for any other listing, such as Private or Section 38, should be confirmed either with the property vendor or developer prior to purchase, or you may wish to consider conducting a further Highways Search. This section also contains details of Public Rights of Way as shown on the definitive map

2.1
Prospect Street
ADOPTED

2.1(a) Status	2.1(b) Subject to adoption
2.1(c) To be made up by local authority	2.1(d) To be adopted by local authority
ADOPTED	No
No	No

2.2
Public Rights of Way

Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map?

NONE IDENTIFIED
2.3

Are there any pending applications to record a public right of way that abuts, or crosses the property, on a definitive map or revised definitive map?

NONE IDENTIFIED
2.4

Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?

NONE IDENTIFIED
2.5

If so, please attach a plan showing the approximate route.

NOT APPLICABLE




Land Acquisition

Where the Local Authority has indicated that the land is required for public purposes or for road works, it will be indicated here. If the land is to be compulsory purchased, this will be revealed elsewhere in the report under the relevant headings.

3.1

Land required for Public Purposes

Is the property included in land required for public purposes?

NONE IDENTIFIED

3.2

Land to be acquired for Road Works

Is the property included in land to be acquired for road works?

NONE IDENTIFIED

Drainage Matters

SuDS, or sustainable urban drainage systems, are a sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than what has been the conventional practice of routing run-off through a pipe to a watercourse. Where the council hold relevant information, it will be revealed in this section.

3.3

Drainage Matters

NONE IDENTIFIED

3.3
(a)

Is the property served by a sustainable urban drainage system (SuDS)?

NONE IDENTIFIED

3.3
(b)

Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?

NONE IDENTIFIED

3.3
(c)

If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?

NONE IDENTIFIED



Questions previously answered in Section 3.3 are no longer answered in a Local Authority search. This information will be revealed in a Drainage and Water Search.



Road Schemes

3.4	Road Schemes Is the property (or will it be) within 200 metres of any of the following:-	NONE IDENTIFIED
------------	--	-----------------

When the relevant authority has made plans or proposals to amend or construct new roads in the vicinity of the property, the relevant schemes will be highlighted in this section.

3.4 (a)	The centre line of a new trunk road or special road specified in an order, draft order or scheme;	NONE IDENTIFIED
----------------	---	-----------------

3.4 (b)	The centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway;	NONE IDENTIFIED
----------------	--	-----------------

3.4 (c)	The outer limits of construction works for a proposed alteration or improvement to an existing road, involving (i) construction of a roundabout (other than a mini roundabout) or (ii) widening by construction of one or more additional traffic lanes;	NONE IDENTIFIED
----------------	--	-----------------

3.4 (d)	The outer limits of (i) construction of a new road to be built by a local authority; (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; or (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes;	NONE IDENTIFIED
----------------	--	-----------------

3.4 (e)	Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail ?	NONE IDENTIFIED
----------------	--	-----------------

3.4 (f)	The outer limits of (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; (ii) construction of a roundabout (other than a mini roundabout); or (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation?	NONE IDENTIFIED
----------------	---	-----------------

Railway Schemes

3.5	Railway Schemes	IDENTIFIED
------------	------------------------	------------

When there are plans or proposals to amend or construct new railway, tramway or similar rail schemes in the vicinity of the property, the relevant items will be highlighted in this section. Please note this section is limited to a 200m radius. If you are concerned about larger schemes passing through the area, such as HS2, we recommend conducting an Energy and Infrastructure Report.

3.5 (a)	Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail ?	NONE IDENTIFIED
----------------	--	-----------------



Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.



3.5 (b)	Are there are any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?	IDENTIFIED
Details		
Datasource		
1	Scheme Type Proposal Proposed Tram - Train Route Proposed Tram - Train Route	
	N/A	

Traffic Schemes

3.6	Traffic Schemes Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property ?:-	NONE IDENTIFIED
-----	--	-----------------

When the relevant authority proposes localised traffic schemes affecting roads, footways and footpaths abutting the property (such as pedestrianisation or traffic calming measures) but hasn't yet implemented them, the relevant matters will be highlighted in this section. The effect of these schemes can include an impact on access to the property (such as one way driving), introduce new parking restrictions, or even prevent certain types of vehicles from using the road.

3.6 (a)	Permanent Stopping Up or Diversion	NONE IDENTIFIED
------------	------------------------------------	-----------------

i Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.

3.6 (b)	Waiting or Loading Restrictions	NONE IDENTIFIED
------------	---------------------------------	-----------------

i Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.

3.6 (c)	One Way Driving	NONE IDENTIFIED
------------	-----------------	-----------------

i Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.

3.6 (d)	Prohibition of Driving	NONE IDENTIFIED
------------	------------------------	-----------------

i Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.

3.6 (e)	Pedestrianisation	NONE IDENTIFIED
------------	-------------------	-----------------

i Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.

3.6 (f)	Vehicle Width or Weight Restrictions	NONE IDENTIFIED
------------	--------------------------------------	-----------------

i Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.

3.6 (g)	Traffic Calming Works including Road Humps	NONE IDENTIFIED
------------	--	-----------------

i Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.

3.6 (h)	Residents Parking Controls	NONE IDENTIFIED
------------	----------------------------	-----------------

i Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.



3.6
(i)

Minor Road Widening or Improvement

NONE IDENTIFIED



Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.

3.6
(j)

Pedestrian Crossings

NONE IDENTIFIED



Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.

3.6
(k)

Cycle Tracks

NONE IDENTIFIED



Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.

3.6
(l)

Bridge Building?

NONE IDENTIFIED



Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.





Outstanding Notices

3.7

Outstanding Notices

Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this Schedule:-

NONE IDENTIFIED

If the Local Authority has served any other statutory notices that haven't been revealed under other headings of this report, they will typically be noted as entries in this section.

**3.7
(a)**

Building Works

NONE IDENTIFIED

**3.7
(b)**

Environment

NONE IDENTIFIED

**3.7
(c)**

Health and Safety

NONE IDENTIFIED

**3.7
(d)**

Housing

NONE IDENTIFIED

**3.7
(e)**

Highways

NONE IDENTIFIED

**3.7
(f)**

Public Health

NONE IDENTIFIED

**3.7
(g)**

Flood and Coastal Erosion Risk Management?

NONE IDENTIFIED

Contravention of Building Regulations

3.8

Contravention of Building Regulations

Has a local authority authorised in relation to the property any proceedings for:-

NONE IDENTIFIED

If the Local Authority has authorised proceedings in relation to the contravention of Building Regulations at the property, the matter will be noted here.

3.8

The contravention of any provision
contained in building regulations

NONE IDENTIFIED





3.9

Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-

NONE IDENTIFIED

This section covers other matters that Planning Departments typically deal with, including (but not limited to) enforcement notices, stop notices, listed building repairs and building preservation orders. Entries revealed in this section of the report may impact on the intended use and amenity of the property, and can restrict or prevent certain types of work being done at the property without prior permission from the Council (such as the trimming or felling of trees, in the instance of a Tree Preservation Order).

3.9
(a)

An enforcement notice

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9
(b)

A stop notice

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9
(c)

A listed building enforcement notice

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9
(d)

A breach of condition notice

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9
(e)

A planning contravention notice

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9
(f)

Another notice relating to breach of planning control

NONE IDENTIFIED

3.9
(g)

A listed building repairs notice

NONE IDENTIFIED

3.9
(h)

In the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation

NONE IDENTIFIED

3.9
(i)

A building preservation notice

NONE IDENTIFIED



Any entries revealed under Parts III and X of the Local Land Charges Register will not be duplicated in this section.





3.9
(j)

A direction restricting permitted development

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9
(k)

An order revoking or modifying planning permission

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9
(l)

An order requiring discontinuance of use or alteration or removal of building works

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9
(m)

A tree preservation order

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9
(n)

Proceedings to enforce a planning agreement or planning contribution?

NONE IDENTIFIED



3.10

Community Infrastructure Levy

IDENTIFIED

The Community Infrastructure Levy came into force in April 2010. It allows local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development.

**3.10
(a)**

Is there a CIL charging schedule?

IDENTIFIED


Any entries revealed under Parts I, II and III of the Local Land Charges Register will not be duplicated in this section.

**3.10
(b)**

If, yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:- (i) a liability notice?; (ii) a notice of chargeable development?; (iii) a demand notice?; (iv) a default liability notice?; (v) an assumption of liability notice?; (vi) a commencement notice?

NONE IDENTIFIED


Further information is available on written application to the planning department.

**3.10
(c)**

Has any demand notice been suspended?

NONE IDENTIFIED
**3.10
(d)**

Has the Local Authority received full or part payment of any CIL liability?

NONE IDENTIFIED
**3.10
(e)**

Has the Local Authority received any appeal against any of the above?

NONE IDENTIFIED
**3.10
(f)**

Has a decision been taken to apply for a liability order?

NONE IDENTIFIED
**3.10
(g)**

Has a liability order been granted?

NONE IDENTIFIED
**3.10
(h)**

Have any other enforcement measures been taken?

NONE IDENTIFIED




Conservation Areas

3.11

Do any of the following apply in relation to the property:-

NONE IDENTIFIED

If the property is revealed to be within a Conservation Area, there may be further restrictions in place with regards to development or amenity, with additional conditions or consents being required from the Local Authority. This can include requiring permission to erect a satellite dish, and can even influence how the property is expected to appear.

3.11
(a)

The making of the area a Conservation Area before 31 August 1974; or

NONE IDENTIFIED



Any entries revealed under Part III of the Local Land Charges Register and Q1.2 Planning Designations and Proposals will not be

3.11
(b)

An unimplemented resolution to designate the area a Conservation Area?

NONE IDENTIFIED

Compulsory Purchase

3.12

Has any enforcement order or decision been made to compulsorily purchase or acquire the property?

NONE IDENTIFIED

If the Local Authority has served or intends to serve a Compulsory Purchase Order, the property will pass into Council ownership. Copies of the Order should be obtained to determine the effect, and legal counsel will be necessary.

3.12

Compulsory Purchase

NONE IDENTIFIED



Any entries revealed under Part IV Local Land Charges Register will not be duplicated in this section.



3.13	Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is such a condition that harm or pollution of controlled waters might be caused on the property):-	NONE IDENTIFIED
------	--	-----------------

Local Authorities have a statutory duty to maintain a Register of Contaminated Land, and where any entries affecting the property have been made in this register, they will be revealed here. The Register, however, may still be being compiled in some areas. Additionally, this Local Authority Search is limited to the property itself. An Environmental Report can help reveal potential hazards in a wider area. The informative below advises how to obtain an additional search.

3.13 (a)	A contaminated land notice	NONE IDENTIFIED
-------------	----------------------------	-----------------

Radon Gas

3.14	Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England or Public Health Wales?	MEDIUM
------	--	--------

Radon is a naturally occurring gas that can affect land and property across the United Kingdom. It typically has a low impact, but at certain percentages determined to be above the Action Level by the Health Protection Agency or its predecessor the National Radiation Protection Board, there may be recommended steps. The vendor should state whether the radon concentration has been measured in the property; whether the result was at or above the Action Level and if so whether remedial measures were installed and whether the radon concentration was re-tested to assess the effectiveness of the remedy.

New buildings in High Risk areas are required to have preventative measures. The developer or vendor of any property constructed since 1988 should be able to state if protective measures were included during the build.

Datasource		
1	Yes, the property is in an area where 5-10% of homes are estimated to be at or above the Action Level. See the informative paragraph below for further information that sellers are recommended to provide.	
	National Radiological Protection Board (NRPB)	

i	In instances of Medium or High Risk, you may wish to consider instructing a Radon Report. Please visit our website or contact our Helpdesk for assistance with ordering. Further information and Next Steps advice is available from Public Health England Radon Survey, Centre for Radiation. Contact details are provided on the Useful Contacts page of this report.
---	---



3.15	Assets of Community Value	NONE IDENTIFIED
<p>The Localism Act 2011 introduces an important new power for local communities to protect buildings and open spaces they value. The Community Right to Bid came into effect on 21 September 2012. This is relevant to all civic societies and community groups. This new right means communities can ask their local council to list certain assets as being of value to the community. If an asset is listed and then comes up for sale, the new right will give communities that want it 6 months to put together a bid to buy it.</p>		
3.15 (a)	Has the property been nominated as an asset of community value?	NONE IDENTIFIED
3.15a (i)	Is it listed as an asset of community value?	NONE IDENTIFIED
3.15a (ii)	Was it excluded and placed on the "nominated but not listed" list?	NONE IDENTIFIED
3.15a (iii)	Has the listing expired?	NONE IDENTIFIED
3.15a (iv)	Is the Local Authority reviewing or proposing to review the listing?	NONE IDENTIFIED
3.15a (v)	Are there any subsisting appeals against the listing?	NONE IDENTIFIED
3.15 (b)	If the property is listed as an asset of community value?	NONE IDENTIFIED
3.15b (i)	Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?	NONE IDENTIFIED
3.15b (ii)	Has the Local Authority received a notice of disposal?	NONE IDENTIFIED
3.15b (iii)	Has any community interest group requested to be treated as a bidder?	NONE IDENTIFIED



Additional Information		IDENTIFIED
	Details	
	Datasource	
1	Local land charges: Inspection of the council register. CON9 Part I Questions: Public notices and council minutes. Planning Information: Online council sources. Building Control Information: Online council sources.	





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Radon details	Reproduced with the permission of the British Geological Survey ©UKRI. All rights reserved.
Planning applications details	© 2019 Barbour ABI. All rights reserved.





Please see below the contact details for those authorities, agencies, organisations or data providers referred to within this report.

For all other queries please contact:

SearchFlow Ltd
42 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4AJ

If you require assistance, please contact our dedicated Helpdesk team on:

0800 977 8810

or by emailing

clientqueries@searchflow.co.uk

Contact	Name	Address	Contact Details
1	Bradford Council	402 City Hall Centenary Square Bradford West Yorkshire BD1 1HY	
2	Landmark Information Group	Imperium Imperium Way Reading RG2 0TD	T: 0844 844 9966 E: helpdesk@landmark.co.uk
3	Highways Agency - England	Lateral 8 City Walk Leeds LS11 9AT	T: 0300 123 5000 E: info@highwaysengland.co.uk
4	British Geological Survey, Enquiry Service	British Geological Survey Environmental Science Centre Keyworth Nottingham Nottinghamshire NG12 5GG	T: 0115 936 3143 E: enquiries@bgs.ac.uk W: www.bgs.ac.uk

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 email, as you prefer, if we need more time
- Provide a final response, in writing, at the latest, within 40 working days of receipt
- Liaise, at your request, with anyone acting formally or on your behalf.

Complaints should be sent to:

SearchFlow Ltd, 42 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4AJ.
Tel: 0800 977 8810
Email: clientqueries@searchflow.co.uk

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) as detailed on the next page. We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.





Important Consumer Protection Information

OneSearch Direct Limited have prepared this report, on behalf of SearchFlow Limited. For further details, please refer to the Terms and Conditions.

OneSearch Direct Limited 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 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
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



Personal Regulated Search

Terms and Conditions

The Search Company

1. This Search Report was prepared by:
OneSearch Direct Limited
6th Floor Skypark 1
8 Elliot Place
Glasgow
G3 8EP

Company Number: SC230285

(Referred to as "OneSearch").

On behalf of:

Searchflow Limited
5-7 Abbey Court Eagle Way
Sowton Industrial Estate
Exeter
Devon
EX2 7HY

Company Number: 04084804

Customer Services:

(0)800 977 8810

clientqueries@searchflow.co.uk

(Referred to as "Searchflow").

2. OneSearch and Searchflow maintain contractual relationships with various persons involved in the conveyancing process in the UK. OneSearch will disclose on the Search Report any personal or business relationship it has with individuals involved in the sale of the property as identified when the Search Report is ordered. OneSearch cannot accept liability for failing to disclose a relationship when a person's involvement in the transaction is not declared at the outset.

Terms for Preparation of Search

3. This Search Report does not consider whether all necessary consents have been obtained. Purchasing agents are advised to obtain the necessary documentation from the vendors.

4. The information in this Search Report has been prepared following a search of (a) publicly available property related information held by the relevant local authority; and (b) property related information derived from the relevant local authority held by OneSearch. Copies of relevant documents held by the relevant local authority can be obtained by contacting the relevant local authority at the said address. Fees and contact information for obtaining copies of such documents are available on request by contacting customer Services using the contact details in paragraph 1. The searches from which this Search Report was prepared were completed on the date this Search Report was issued (the said date of issue being the date stated on page 1 of the report.)

Scope of Area Searched

6. Local Plan policies, proposals and recommendations: only those which apply directly to the proper of the search are disclosed.

7. Planning applications and building regulations on the property have been searched. The minimum search period is 10 years.

Definition of Search Terms

8. Definition of Search Terms - Roads
– Any road (as defined by the Highways Act 1980) or part thereof which has been taken over and is maintained by the local Roads Authority is denoted as Public.

– Any road (as defined by the Highways Act 1980) or part thereof which has not been taken over and is not maintained by the local Roads Authority is denoted as Private.

Legal Issues

9. The Search Report has been prepared with reasonable care and skill by staff trained and employed by OneSearch.

10. The seller of the subjects or the person acting as his/her estate agent may make copies of this Search Report subject to our prior agreement.

11. These terms are enforceable against OneSearch not only by the seller of the property but also by the purchaser of, or mortgage lender in respect of, the property, in their own right.

Cancellations

12. Wherever possible, we will cancel a request without attaching a charge. In some instances, however, we may need to recover costs which have already been incurred. Any such costs will be applied in line with the following timescales:

– Any personal search cancelled up to one working day after the order is placed can be cancelled without charge
– Any personal search cancelled on the expected return date, or one working day before, will attract a 100% charge

– Any personal search cancellation request made between these times will attract a 50% charge

– Any ancillary report cancellation request received where no work has been carried out can be cancelled without charge. Any direct costs incurred will be passed on and charged in full.

Queries

13. Any questions or complaints regarding the content of the Search Report; the manner in which the search was prepared or completed; or the service provided by staff of Searchflow should be submitted in the first instance to Customer Services as

set out in paragraph 1. Claims may also be made under the relevant insurance. (See also under Liability and Insurance below.)

Liability

14. This search is protected by Professional Indemnity Insurance arranged by Travelers Insurance Co Ltd, the limit of which is £10,000,000. This indemnity also provides cover for errors and omissions it local authority and water company data/ records which are used to compile our search reports. The search further benefits from 6 years run-off cover.

15. If the insurance company goes out of business, compensation may be available from the Financial Services Compensation Scheme (FSCS). The Financial Ombudsman Service may also provide help in resolving disputes involving insurance companies.

16. The content of this report is partly derived from third party sources. In respect of risk assessments and professional opinions, we do not warrant the accuracy or completeness of any information or content provided, unless we should reasonably have been alerted to any omission, error or inaccuracy in the content. Such content is provided specifically from the sources as described by Searchflow and we do not claim that these represent an exhaustive or comprehensive list of all sources that might be consulted. We shall not be liable for any inaccurate statement, opinion or risk rating in a service which resulted from a reasonable interpretation of the Content.

Complaints Procedure

17. Searchflow is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you make a complaint, we will:

- Acknowledge your complaint 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 email, as you prefer, if we need more time;
- Provide a final response, in writing, at the latest within 40 working days of receipt;
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be addressed to Customer Services as set out in paragraph 1, either by letter, email, or telephone. If you are not satisfied with our final response, you may refer the complaint to **The Property Ombudsman** scheme:
Tel 01722 333306
Email admin@tpos.co.uk
We will cooperate fully with the Ombudsman during any investigation and comply with their decision.