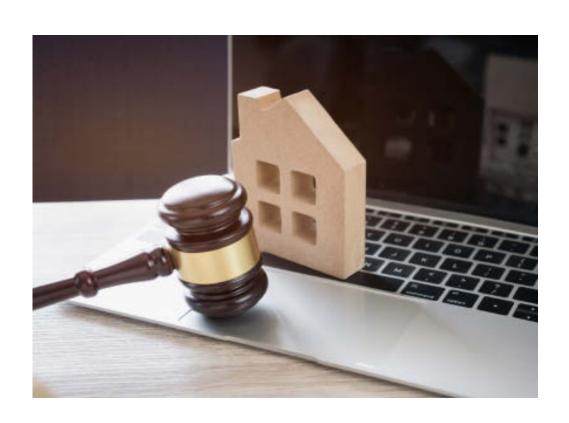


1 & 1A Nancroft Crecent, Leeds, LS12 2DH



Auction Pack

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 24 April 2023 shows the state of this title plan on 24 April 2023 at 11:06:20. 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

YWE 13607'

NATIONAL GRID

ORDNANCE SURVEY
PLAN REFERENCE

COUNTY SHEET

SE 2733 R

Scale: 1/1250

COUNTY OF WEST YORKSHIRE

Crown copyright 1969.

SECTION





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 YWE13607

Edition date 16.08.2021

- This official copy shows the entries on the register of title on 24 APR 2023 at 11:06:19.
- 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 24 Apr 2023.
- 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 : LEEDS

- 1 (05.01.1971) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 Nancroft Crescent, Armley, (LS12 2DH).
- 2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 2 December 1961 referred to in the Charges Register:-

"TOGETHER WITH full and free rights of road way sewerage and drainage (in common with the Vendor or other the owners or occupiers for the time being of the adjoining dwellinghouses now erected or in the course of erection on other parts of the said larger plot of land) over and along and in under so much of the road way coloured brown on the said plan as is not included in the property hereby conveyed but excepting and reserving unto the Vendor and other the owners or occupiers of the said adjoining dwellinghouses (in common with the Purchasers and their successors in title) the like rights over and along and in and under so much of the said road way coloured brown on the said plan as is included in the property hereby conveyed TOGETHER ALSO with a right of sewerage and drainage under the adjoining property now or formerly of the Vendor known as Number 3 Nancroft Crescent aforesaid from the property hereby conveyed to the said road way coloured brown on the said plan through the now existing drain or sewer SUBJECT to the payment of the whole of the cost of maintaining repairing and cleansing the said drain or sewer under Number 2 Nancroft Crescent as serves only the property hereby conveyed."

NOTE: The land coloured brown referred to is the passage at the back included in the title and leading into Brooklyn Terrace.

3 The Conveyance dated 2 December 1961 referred to above contains the following provision:

"IT IS HEREBY AGREED AND DECLARED as follows:-

(a) The walls and fences dividing the property hereby conveyed from the adjoining property on the east side thereof now or formerly belonging to the Vendor shall be party walls and fences and maintainable and repairable as such AND all eaves fall pipes spouts gutters gas water

A: Property Register continued

and electricity pipes and cables and all other fixtures and fittings used jointly by the property hereby conveyed and the said adjoining dwellinghouses now erected or in the course of erection upon other parts of the said larger plot of land comprises in the said Conveyance dated the Twelfth day of May One thousand nine hundred and fifty nine shall be used in common and the costs of maintaining the same and the cost of maintaining the said road way and the drains and inspection chamber thereunder shall be borne by the owners of all the properties using them in equal shares:-

(b) The Purchasers shall not become entitled to any easement or right of light or air or other easement or right which will restrict or interfere with the use of the other part of the said larger plot of land comprised in the said Conveyance dated the Twelfth day of May One thousand nine hundred and fifty nine by the Vendor or the Vendor's successors in title for building or any other purpose."

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 (18.01.2005) PROPRIETOR: DAVID SHAUN HARDY of 1 Nancroft Crescent, Armley, Leeds LS12 2DH.
- 2 (18.01.2005) The price stated to have been paid on 10 January 2005 was £75,000.
- 3 (18.01.2005) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

A Conveyance of the land in this title dated 2 December 1961 made between (1) West Riding Construction Limited (Vendor) and (2) Oscar William Taylor and Isobel Rose Taylor (Purchasers) contains the following covenants:-

"THE Purchasers hereby jointly and severally COVENANT with the vendor that they the Purchasers and their successors in title will not use or permit the property hereby conveyed to be used otherwise than as a private dwellinghouse.

End of register



1A, Nancroft Crescent,

, Leeds, LS12 2DH

Key results

j

Infrastructure

Identified

page 17 >

For information

i Radon

page 7 >

(i) Planning constraints

page 26 >

(i) Planning applications

page 26 >

Also searched



Contaminated land liability



Flooding



Coal mining (CON29M)



Other mining (non-coal)



Ground stability

Groundsure IQ

Based on cost, effort or time associated with next steps to case progression





ClimateIndex™ projects changes in physical and transition risks from:







Ground stability



Coastal erosion

5 years



No risk predicted

30 years



No risk predicted

Please refer to page 5 > for details and guidance

Ref: SAF-CAS-257550-F0H0J4-FM0RG **Your ref**: CAS-257550-F0H0J4

Grid ref: 427333 433471 **Date**: 25 April 2023



To save you time when assessing the report, we only provide maps and data tables of features we have identified to be of note.

You can view a full list of the information we have searched on page 38 >.

Site Plan



Useful contacts

Leeds City Council:

http://www.leeds.gov.uk/

general.enquiries@leeds.gov.uk

0113 222 4444

Environment Agency National Customer Contact Centre (NCCC):
enquiries@environment-agency.gov.uk

03708 506 506

Avista Action Alert



Key results

These are findings that should be acknowledged and potentially addressed before completion of the transaction, and relate to identified risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.



Transportation

HS₂

The property lies within 5km of an area formerly designated for HS2 development. Under the Department for Transport's Integrated Rail Plan this section of HS2 has been scheduled for cancellation. Alternative plans for rail projects to replace HS2 are under consideration and may involve the use of land previously designated for use in the HS2 project.



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(2





Next steps for consideration:

none required

For information

These are findings to be aware of that do not necessarily require immediate action.



Coal mining

We consider the property to be acceptably free from coal mining related risk. No further action is required with regards to past coal mining.

CON29M reports are a requirement for conveyancing and are recommended throughout the official Coal Mining Reporting Area. This is the area within which it is deemed prudent to clarify the risk presented by coal mining, using the questions laid out in the Law Society's CON29M form. The need for a CON29M does not always translate to an identification of risk, and reports will often be assessed as free from risk or 'Passed' even though they are within the official Coal Mining Reporting Area.



Radon

The property is in an area where elevated radon levels are expected to be found in 3-5% of properties.

Next steps for consideration:

- if the property is a new build, you can check compliance on radon protection with the developer
- if you are buying a currently occupied property, ask the present owner whether radon levels have been measured and, if so, whether the results were above the radon Action Level. If they were, ask what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be
 tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the
 purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon
 bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- basic radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property
- all basement and cellar areas are considered at additional risk from high radon levels. If an
 underground room such as a cellar or basement makes up part of the living or working
 accommodation, the property should be tested regardless of radon Affected Area status
- see http://www.radonassociation.co.uk/guide-to-radon/information-for-house-buyers-and-sellers/ http://www.radonassociation.co.uk/guide-to-radon/information-for-house-buyers-and-sellers/ http://www.radonassociation.co.uk/guide-to-radon/information-for-house-buyers-and-sellers/ http://www.radonassociation.co.uk/guide-to-radon/information-for-house-buyers-and-sellers/



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Energy

Wind

Existing or proposed wind installations have been identified within 5km.

Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

Power stations

One or more Power Stations have been identified within 5km of the property.

Next steps for consideration:

- visit the power station operator's website for further information. Many power stations have large amounts of information on their local impacts available on the operator's website
- additionally, you could contact the Air Quality team of the Local Authority which may hold additional information regarding any air quality impacts in the area
- if a nuclear installation has been identified, consider visiting <u>www.onr.org.uk/regulated-sites.htm</u>

 ✓ for further information on the site



Planning

Mobile phone masts

The property lies within 250m of an existing or planned mobile phone mast.

Next steps for consideration:

 ensure the presence of a mobile phone mast near the property is considered before the transaction completes



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(4)



ClimateIndex™

Avista

ClimateIndex™ physical and transition risks - Breakdown



Our ClimateIndex™ provides a climate score for your property, and projects changes in physical and transition risks from flooding, natural ground instability and coastal erosion. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. ClimateIndex™ provides ratings that indicate potential physical risks (loss and damage to property) and how these give rise to transition risks such as having a material impact on the ability to insure or mortgage the property in the medium to long term. In turn, this could affect the future resale value of the property.

You can see how these relate to the individual calculated risks in the breakdown below.

5 years 30 years No risk predicted No risk predicted

severity of risks present on the property site.

These ratings provide an overall illustration of the individual peril breakdowns below. For example, you may have three individual perils that have been flagged as presenting a moderate or high risk, and collectively they could generate a C rating due to the combined

Surface water flooding	Negligible	Negligible
River flooding	Negligible	Negligible
Coastal flooding	Negligible	Negligible
Ground instability	Negligible	Negligible
Coastal erosion - defended	Negligible	Negligible
Coastal erosion - undefended	Negligible	Negligible
Coastal erosion - complex cliffs	Negligible	Negligible



Avista

In 30 years time your property has a ClimateIndex[™] rating of A: At present, climate change has very little to no impact on this property and no further actions are necessary at this time.

See page 32 > for further details.







Environmental summary



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property. Please see the Avista Action Alert on page 2 > for further advice.



Contaminated Land

No significant concerns have been identified as a result of the contaminated land searches.



Flooding

No significant concerns have been identified as a result of the flood risk searches. No action required.

Further explanation of flood risk assessment can be seen in the Flood information on page 38 >.

River and Coastal Flooding	Very Low
Groundwater Flooding	Negligible
Surface Water Flooding	Negligible
Past Flooding	Not identified
Flood Storage Areas	Not identified

FloodScore™ insurance rating

Very Low

The rating is compiled by Ambiental, a leading flood risk analysis company. Please see page 38 >



Radon

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 3% and 5%.

Please see page 8 > for details of the identified issues.

In a radon affected area



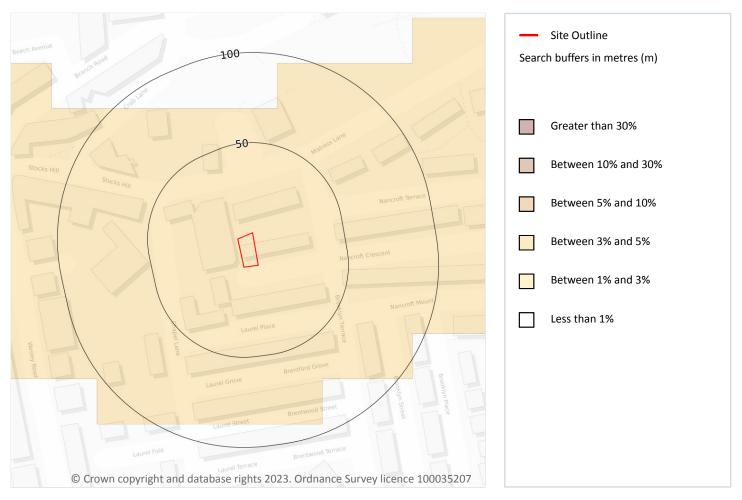
Ref: SAF-CAS-257550-F0H0J4-FM0RG Your ref: CAS-257550-F0H0J4





Radon





The property is in a radon affected area, meaning there is an increased risk that properties will contain elevated levels of radon.

In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from UK Health Security Agency (UKHSA) or www.ukradon.org ↗.

Radon is a colourless, odourless radioactive gas present in all areas of the United Kingdom, usually at levels that pose a negligible risk. However, the property is situated in an area where levels of radon can be much higher and pose a health risk. High levels of radon can cause lung cancer, particularly for smokers and exsmokers. The higher the level and the longer the period of exposure, the greater the risk.

Contact us with any questions at:

01273 257 755

Please see the Avista Action Alert on page 2 > for further advice.

This data is sourced from the British Geological Survey/UK Health Security Agency.



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Avista

Coal mining (CON29M) summary





Coal mining (CON29M) summary

No features of concern have been identified relating to past, present or future coal mining. The risk posed by coal mining has been assessed using official Coal Authority data and in accordance with The Law Society CON29M (2018) Guidance Notes. Additional interpretation of mine entries has also been carried out where necessary.

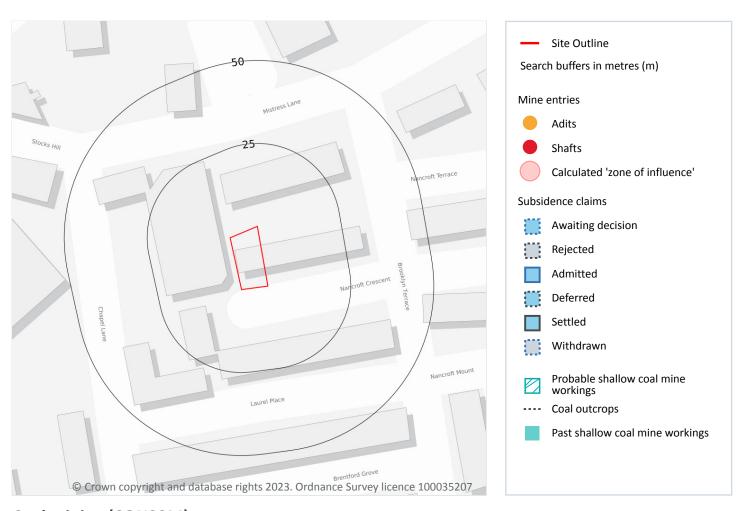
See page 10 > for further details

1. Past underground	Not identified
2. Present underground	Not identified
3. Future underground	Not identified
4. Shafts and adits	Not identified
5. Coal mining geology	Not identified
6. Past opencast	Not identified
7. Present opencast	Not identified
8. Future opencast	Not identified
9. Subsidence claims	Not identified
10. Mine gas emissions	Not identified
11. Emergency Call Out	Not identified



Coal mining (CON29M)





Coal mining (CON29M)

The map above shows relevant, mappable hazards identified that could constitute a risk to the property. It does not necessarily show all features or potential issues identified in this report. Further details of any features shown indicating the location of Mine Entries or Subsidence Claims can be found in the relevant sections of this report (4 and 9 respectively).

Responses to the Law Society CON29M Coal Mining search enquiries are produced using official Coal Authority data and the expert interpretation of Groundsure. This report is prepared in accordance with The Law Society CON29M (2018) Guidance Notes. Additional interpretation and calculation of mine entry zones of influence has also been carried out by Groundsure using Coal Authority and British Geological Survey data.

Please read this report carefully, and in particular any sections flagged with an amber 'i'.

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These enquiries are The Law Society CON29M (2018) Coal Mining search enquiries and are used with permission of The Law Society. The Law Society CON29M Coal Mining search enquiries are protected by copyright owned by The Law Society of 113 Chancery Lane, London WC2A 1PL. The Law Society has no responsibility for information provided in response to CON29M (2018) Coal Mining search enquiries within this report or otherwise.

1. Past underground coal mining



Is the property within the zone of likely physical influence on the surface of past underground coal workings?

 The property does not lie within the potential zone of influence of any recorded underground coal workings.

2. Present underground coal mining



Is the property within the zone of likely physical influence on the surface of present underground coal workings?

 The property does not lie within the boundary of an underground site from which coal is being removed by underground methods.

3. Future underground coal mining



(a) Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods?

• The property does not lie within the boundary of an underground site for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods.

(b) Is the property within any geographical area for which a licence to remove coal by underground methods has been granted?

• The property does not lie within the boundary of an underground site for which a licence to remove coal by underground methods has been granted.

(c) Is the property within the zone of likely physical influence on the surface of planned future underground coal workings?

 The property does not lie within the zone of likely physical influence on the surface of planned future underground workings.

(d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of



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the Coal Mining Subsidence Act 1991?

 No notices have been given under Section 46 of the Coal Mining Subsidence Act 1991 stating that the land is at risk of subsidence.

4. Shafts and adits (mine entries)



Are there any shafts and adits or other entries to underground coal mine workings within the property or within 20 metres of the boundary of the property?

No coal mine entries are recorded to lie within 20 metres of the property.

5. Coal mining geology



Is there any record of any fault or other line of weakness due to coal mining at the surface within the boundary of the property that has made the property unstable?

 No damage arising from geological faults or other lines of weakness activated by coal mining are recorded within the property.

6. Past opencast coal mining



Is the property situated within the geographical boundary of an opencast site from which coal has been removed in the past by opencast methods?

 The property does not lie within the boundary of an opencast site from which coal was removed by opencast methods.

7. Present opencast coal mining



Is the property within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods?

 The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8. Future opencast coal mining



(a) Is the property within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods?



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The property does not lie within 800 metres of the boundary of an opencast site for which the Coal
 Authority are determining whether to grant a licence to remove coal by opencast methods.

(b) Is the property within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted?

• The property does not lie within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9. Coal mining subsidence claims



(a) Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 31st October 1994?

 We have no evidence of a damage notice or subsidence claim for the property or within 50m of the property since 31st October 1994.

(b) In respect of any such notice or claim has the responsible person given notice agreeing that there is a remedial obligation or otherwise accepted that a claim would lie against them?

- Not applicable.
- (c) In respect of any such notice or acceptance has the remedial obligation or claim been discharged?
- Not applicable.
- (d) Does any current "Stop Notice" delaying the start of remedial works or repairs affect the property?
- There are no current Stop Notices delaying the start of remedial works or repairs to the property.
- (e) Has any request been made under Section 33 of the 1991 Act to execute preventive works before coal is worked, which would prevent the occurrence or reduce the extent of subsidence damage to any buildings, structures or works and, if yes, has any person withheld consent or failed to comply with any such request to execute preventive works?
- There is no record of a request that has been made to carry out preventive works before coal is worked under Section 33 of the Coal Mining Subsidence Act 1991.

NB. Records of damage notices or subsidence claims before 31st October 1994 are excluded from The Coal Authority data from which this search is compiled.

10. Mine gas emissions



Does the Coal Authority have record of any mine gas emission within the boundary of the property being reported that subsequently required action by the Authority to mitigate the effects of the mine gas emission?

No mine gas emissions are recorded within the boundary of the property.



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11. Emergency Surface Hazard Call Out incidents



Have the Coal Authority carried out any work on or within the boundaries of the property following a report of an alleged hazard related to coal mining under the Authority's Emergency Surface Hazard Call Out procedures?

• No Emergency Surface Hazard Call Out procedures are recorded against the property.

(14)



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Non-coal mining summary





Mining records

Records relating to recorded mining areas or activity have been identified in the vicinity of the site but are not considered to be of note.

Mining features Not identified Not identified Mine plans Researched mining Not identified **BritPits** Not identified Not identified **Mineral Planning Areas** Non-coal mining areas Not identified Mining cavities Not identified **Identified Coal mining areas Brine areas** Not identified Not identified **Gypsum** areas Not identified Tin mining areas



Historical features

Historical mapping has identified mining features in the vicinity of the site but these are not considered to be of note.

Non-coal mining
Coal and associated mining
Industry associated with
mining

Identified
Not identified
Not identified



Geological features

No geological features indicative of mining activity or other sources of ground instability have been identified in the vicinity of the site.

Artificial and made ground Mineral veins

Not identified
Not identified



Avista

Ground stability summary





Satellite monitoring

Satellite radar measurements have not detected any notable ground movement in the vicinity of the property.

SatSense Rating

Green

Ratings provided by SatSense Ltd, experts in analysis of InSAR ground movement data from satellite radar.



Natural instability

Searches of natural ground stability data have not identified any potential ground stability risks.

Shrink-swell hazard
Natural ground subsidence
Landslides
Natural cavities
Coastal erosion

Non-Plastic
Not identified
Not identified
Not identified
Not identified



Infilled land

No recorded areas of infilled land or landfill have been identified in the vicinity of the site.

Infilled land
Historical landfill sites

Not identified
Not identified



Sinkholes

No records of sinkholes have been identified in the vicinity of the property.

Reported recent incidents
Recorded incidents (BGS)
Recorded incidents (Stantec)
Historical incidents

Not identified Not identified Not identified Not identified



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Transportation summary





HS2

Results for Phase 1 or Phase 2 of the HS2 project have been identified within 5km of the property. This may include Phase 2b Eastern Leg sections which have been scheduled for cancellation but may be used for rail development in future plans.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

See page 17 of the <u>Integrated Rail Plan</u>

for confirmation that safeguarding will remain in place for now.

Please see the Avista Action Alert on <u>page 2</u> > for further advice. Additionally, see <u>page 18</u> > for details of the identified issues.

HS2 Route	Identified		
HS2 Safeguarding	Not identified		
HS2 Stations	Not identified		
HS2 Depots	Not identified		
HS2 Noise	Not assessed		
HS2 Visual impact	Not assessed		



Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

Crossrail 1 Route	Not identified
Crossrail 1 Stations	Not identified
Crossrail 2 Route	Not identified
Crossrail 2 Stations	Not identified
Crossrail 2 Worksites	Not identified
Crossrail 2 Safeguarding	Not identified
Crossrail 2 Headhouse	Not identified



Other Railways

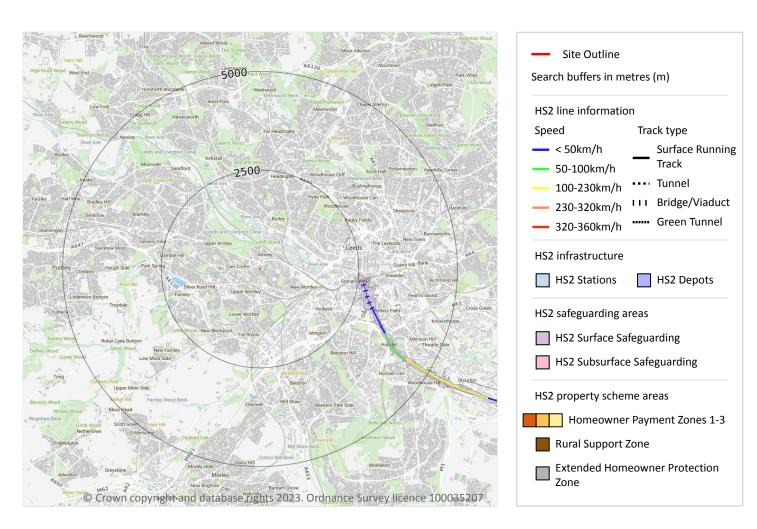
The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

Active Railways and Tunnels
Historical Railways and
Tunnels
Railway and Tube Stations
Underground
Not identified
Not identified
Not identified



Transportation / HS2





HS2 route: nearest centre point of track

The property is within 2616 m of the original or second proposed HS2 route including the adjustments detailed in November 2016 and July 2017.

If the property is closer to the "original consultation route" than the "current preferred consultation route", both will be shown in the data table below if they are within 5km of the property.

Under the Department for Transport's Integrated Rail Plan, announced on 18th November 2021, the eastern leg of Phase 2b of HS2 from East Midlands Parkway to Leeds is proposed for cancellation. However, the government is still exploring options to connect HS2 to Leeds, and have stated in the Integrated Rail Plan that "Safeguarding of the previously proposed high speed route north of East Midlands Parkway will remain in place pending conclusion of this work." Groundsure will continue to signpost the presence of the proposed route and safeguarding areas for this leg until such further work has been finalised.

Distance	Direction	Track Type	Speed (mph)	Speed (km/h)	Consultation
2616 m	Е	Bridge/Viaduct	50	80	Section is scheduled for cancellation



Ref: SAF-CAS-257550-F0H0J4-FM0RG **Your ref**: CAS-257550-F0H0J4





Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Avista

Energy summary





Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas Oil and gas wells Not identified Not identified



Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Please see the Avista Action Alert on <u>page 2</u> > for further advice. Additionally, see <u>page 20</u> > for details of the identified issues.

Planned Multiple Wind Turbines

Planned Single Wind Turbines Existing Wind Turbines

Proposed Solar Farms
Existing Solar Farms

Identified

Identified

Not identified Not identified Not identified



Energy

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.

Please see the Avista Action Alert on <u>page 2</u> > for further advice. Additionally, see <u>page 24</u> > for details of the identified issues.

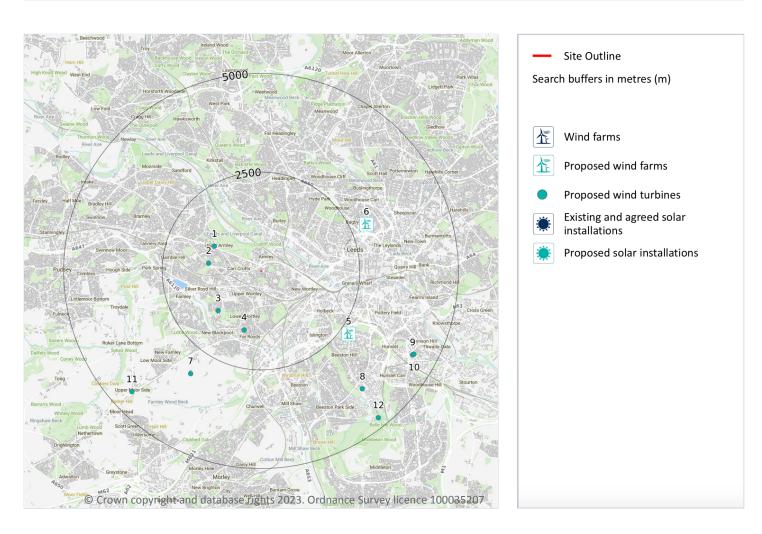
Power stations Energy Infrastructure Projects **Identified**

Not identified Not identified



Energy / Wind and solar





Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.





ID	Distance	Direction	Details	
5	2-3 km	SE	Site Name: Beeston Road, Leeds, West Yorkshire, LS11 Planning Application Reference: 09/02553/FU/S Type of Project: 2 Wind Turbines	Application Date: 2009-06-11 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of two 13.6m high wind turbines to roof of residential block. Approximate Grid Reference: 429555, 431877
6	2-3 km	NE	Site Name: Faith Lodge, 25 - 27 Wellclose Place, Leeds, Leeds, West Yorkshire, LS2 9EZ Planning Application Reference: 07/02930/FU/NW Type of Project: 2 Wind Turbines	Application Date: 2007-05-16 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of 2 windsave wind turbines to residential hostel. Approximate Grid Reference: 430006, 434661

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 5,000m of the property. This data is updated on a quarterly basis. If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
1	1-2 km	NW	Site Name: 26 Stanningley Road, Stanningley, Leeds, Leeds, West Yorkshire, LS12 2QS Planning Application Reference: 06/05811/FU/HO Type of Project: Wind Turbine	Application Date: 2006-09-26 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of 2m high wind turbine to roof to side of detached house/flat. Approximate Grid Reference: 426156, 434097

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ID	Distance	Direction	Details	
2	1-2 km	W	Site Name: 20 Hill Top Road, Armley, Leeds, Leeds, West Yorkshire, LS12 3SG Planning Application Reference: 06/01790/FUL Type of Project: Wind Turbine	Application Date: 2006-03-06 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises of installation of a wind turbine. Approximate Grid Reference: 426006, 433667
3	1-2 km	SW	Site Name: 149 Blue Hill Lane, Leeds, Leeds, West Yorkshire, LS12 4PD Planning Application Reference: 06/07080/FU/HW Type of Project: Wind Turbine	Application Date: 2007-02-06 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of domestic wind turbine to front. Approximate Grid Reference: 426248, 432465
4	1-2 km	S	Site Name: 9 Hales Road, Lower Wortley, Leeds, Leeds, West Yorkshire, LS12 4PL Planning Application Reference: 07/00973/FU/W Type of Project: Wind Turbine	Application Date: 2007-03-27 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises wind turbine to side of office and factory. Approximate Grid Reference: 426906, 431978
7	3-4 km	SW	Site Name: Land At Harper Farm, Whitehall Road, Leeds, LS12 6JU Planning Application Reference: 15/01896/FU Type of Project: Wind Turbine	Application Date: 2015-04-14 Planning Stage: Detail Plans Granted Project Details: Scheme comprises construction of one wind turbine with a hub height of 30.5m, height to blade tip of 48m, associated infrastructure and access. Approximate Grid Reference: 425547, 430870
8	3-4 km	SE	Site Name: Tennis Centre Middleton Grove, John Charles Centre, Beeston, Leeds, West Yorkshire, LS11 5DJ Planning Application Reference: 08/03031/LA/S Type of Project: Wind Turbine	Application Date: 2008-05-30 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises formation of 15m high wind turbine with three 4.8m blades to grounds of sports centre. Approximate Grid Reference: 429906, 430481
9	4-5 km	SE	Site Name: Hunslet St Marys C Of E Primar Church Street, Hunslet, Leeds, West Yorkshire, LS10 2QY Planning Application Reference: 09/02869/FU/S Type of Project: Wind Turbine	Application Date: 2009-07-01 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of detached 15m high wind turbine to school. Approximate Grid Reference: 431179, 431348





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ID	Distance	Direction	Details	
10	4-5 km	SE	Site Name: Hunslet St Marys C Of E Primar Church Street, Hunslet, Leeds, West Yorkshire, LS10 2QY Planning Application Reference: 09/04474/FU/S Type of Project: Wind Turbine	Application Date: 2009-10-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of detached 15m high wind turbine to school. Approximate Grid Reference: 431179, 431348
11	4-5 km	SW	Site Name: 746 Whitehall Road, Lower Wortley, Leeds, Leeds, West Yorkshire, LS12 5HP Planning Application Reference: 06/07049/FU/HW Type of Project: Wind Turbine	Application Date: 2007-01-02 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of wind turbine. Approximate Grid Reference: 424062, 430411
12	4-5 km	SE	Site Name: Middleton Grove, Beeston, Leeds, Leeds, West Yorkshire, LS11 5DJ Planning Application Reference: 07/07786/LA/S Type of Project: Wind Turbine	Application Date: 2007-12-17 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of 15m high wind turbine with three 4.8m blades to grounds of sports centre. Approximate Grid Reference: 430312, 429752

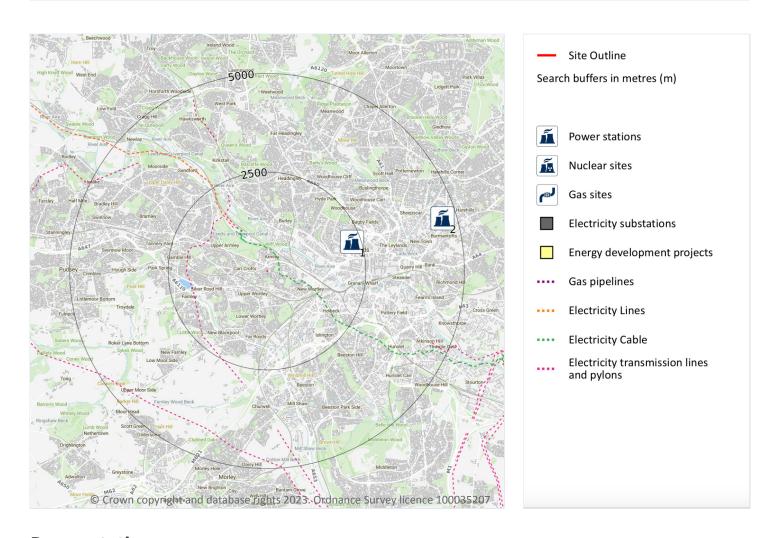
This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.



Energy / Energy infrastructure





Power stations

There is an active power station on or near to the property. Power stations can cause air pollution issues and may not be visually pleasing.

Power generation stations identified by these searches have a capacity of over 1 MW (Million Watt output) and will be one of the following types: Combined Cycle Gas Turbine (CCGT), Gas/Oil, Coal Gas, Diesel Gas, HP Oil, Poultry Litter, Coal/Oil, Coal/Gas, Meat and Bone, Pumped Storage Mine Gas, Rapeseed Oil, Straw/Gas Waste Combined Heat or Power Biomass.

Air pollution issues can be investigated further through the Air Quality team at the Local Authority. If the existence of any of a power generation station may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent enquiries with the operating company listed.



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ID	Distance	Direction	Company name	Power station name	Type of power station	Total capacity (MW)	Operating since
1	2-3 km	Е	Engie Services Holding UK LTD	Leeds GSC	Combined Heat and Power	18	No Details
2	4-5 km	Е	E.on	St James University Hospital	Combined Heat and Power	5	No Details

This data is sourced from the Digest of United Kingdom Energy Statistics (DUKES), a database from the Department for Business, Energy & Industrial Strategy.



Planning summary





Planning Applications

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

Large Developments
searched to 250m

Please see <u>page 27</u> > for details of the proposed developments.

Small Developments
searched to 75m

Please see <u>page 29</u> > for details of the proposed developments.

House extensions or new builds searched to 50m

Please see <u>page 29</u> > for details of the proposed developments.

Please note the links for planning records were extracted at the time the application was submitted therefore some links may no longer work. In these cases, the application details can be found by entering the application reference manually into the Authority's planning website.

In order to understand this planning data better together with its limitations you should read the full detailed limitations on page 40 >.



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Planning constraints

Protected areas have been identified within 50 metres of the property.

Please see page 31 > for details of the identified issues.

Environmental Protected Areas Not identified Visual and Cultural Protected Identified Areas



<u>Telecoms</u>

There are mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

Please see page 29 > for details of the identified issues.

Mobile phone masts Identified

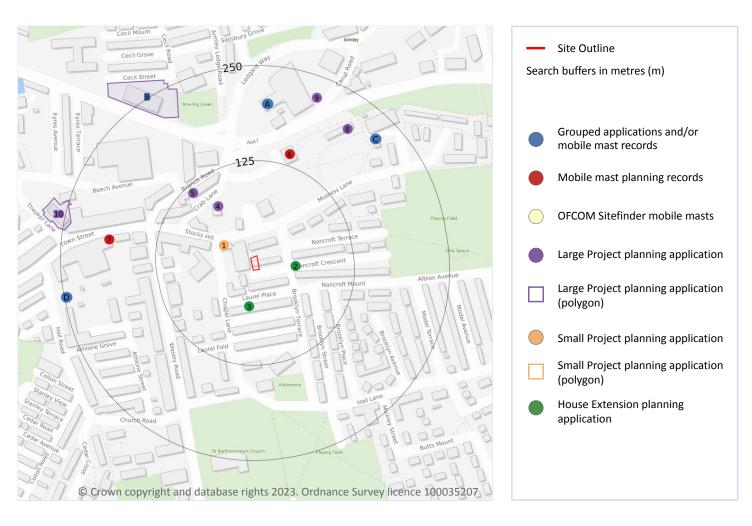


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Planning Applications





Large projects searched to 250m

11 large developments within 250m from the property have been submitted for planning permission during the last ten years. Large developments are considered to be residential builds of 10 or more houses (or 1-9 units if value is greater than £1 million) and all other projects with a value of £250,000 or more. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 4 Distance: 81 m Direction: NW	Application reference: 19/00157/OT Application date: 25/02/2019 Council: Leeds Accuracy: Proximity	Address: Land Between, 1 - 13 Stocks Hill, & 28 Crab Lane, Armley, Leeds, West Yorkshire, LS12 2AD Project: 15 Flats Last known status: Outline approval has been granted.	<u>Link</u> ⊅



Avista

ID	Details	Description	Online record
ID: 5 Distance: 115 m Direction: NW	Application reference: 15/06682/FU Application date: 10/11/2015 Council: Leeds Accuracy: Proximity	Address: 4 Branch Road, Armley, Leeds, West Yorkshire, LS12 3AQ Project: Supermarket (Conversion/Alterations) Last known status: Detailed plans have been granted.	<u>Link</u> ⊅
ID: 8 Distance: 204 m Direction: NE	Application reference: 14/06211/FU Application date: 06/11/2014 Council: Leeds Accuracy: Proximity	Address: Former Denso Marston, Armley Road, Armley, Leeds, West Yorkshire, LS12 2 Project: 2 Supermarkets & 1 Non Food Retail Units Last known status: Detailed plans have been granted.	<u>Link</u> ⊅
ID: B Distance: 208 m Direction: NW	Application reference: 22/06813/FU Application date: 10/10/2022 Council: Leeds Accuracy: Exact	Address: Armley Park Court, Stanningley Road, Leeds, West Yorkshire, LS12 2AE Project: 38 Flats (Conversion) Last known status: An application has been submitted for detailed approval.	<u>Link</u> ⊅
ID: B Distance: 208 m Direction: NW	Application reference: 22/06814/LI Application date: 10/10/2022 Council: Leeds Accuracy: Exact	Address: Armley Park Court, Stanningley Road, Leeds, West Yorkshire, LS12 2AE Project: 38 Flats (Conversion) Last known status: An application has been submitted for detailed approval.	<u>Link</u> ⊅
ID: C Distance: 218 m Direction: NE	Application reference: 20/01898/FU Application date: 25/03/2020 Council: Leeds Accuracy: Proximity	Address: 57 Mistress Lane, Armley, Leeds, West Yorkshire, LS12 2LJ Project: 28 Flats/6 Houses & 1 Community Centre Last known status: Detailed plans have been granted.	<u>Link</u> ⊅
ID: C Distance: 218 m Direction: NE	Application reference: 13/03679/EXT Application date: 07/08/2013 Council: Leeds Accuracy: Proximity	Address: 57 Mistress Lane, Armley, Leeds, West Yorkshire, LS12 2LJ Project: 28 Flats/6 Houses & 1 Community Centre Last known status: Detailed plans have been granted.	Link 7
ID: 9 Distance: 222 m Direction: N	Application reference: 17/00668/FU Application date: 02/02/2017 Council: Leeds Accuracy: Proximity	Address: Golden Lion, 204a Armley Road, Leeds, West Yorkshire, LS12 2QN Project: 2 Employment Units Last known status: Detailed plans have been granted.	Link 7
ID: 10 Distance: 240 m Direction: W	Application reference: 22/03175/FU Application date: 01/07/2022 Council: Leeds Accuracy: Exact	Address: 2 Theaker Lane, Armley, Leeds, West Yorkshire, LS12 3LF Project: 18 Flats Last known status: An application has been submitted for detailed approval.	<u>Link</u> ⊅
ID: D Distance: 247 m Direction: W	Application reference: 20/01094/FU Application date: 19/02/2020 Council: Leeds Accuracy: Proximity	Address: Land to the east of, 11 Hall Road, Armley, Leeds, West Yorkshire, LS12 1UZ Project: 13 Flats Last known status: Detailed plans have been granted.	Link 7
ID: D Distance: 247 m Direction: W	Application reference: 14/07237/OT Application date: 23/01/2015 Council: Leeds Accuracy: Proximity	Address: Land to the east of, 11 Hall Road, Armley, Leeds, West Yorkshire, LS12 1UZ Project: 13 Flats Last known status: Detailed plans have been granted.	<u>Link</u> ⊅







Small projects searched to 75m

1 small development within 75m from the property has been submitted for planning permission during the last ten years. Small developments are considered to be residential builds of 3-9 houses or other developments with a project value of less than £250,000. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 1 Distance: 39 m Direction: NW	Application reference: 18/03765/FU Application date: 11/07/2018 Council: Leeds Accuracy: Proximity	Address: 1 Chapel Lane, Armley, Leeds, West Yorkshire, LS12 2DJ Project: 4 Flats (Conversion/Extension) Last known status: Detailed plans have been granted.	<u>Link</u> ⊅

House extensions and small new builds searched to 50m

2 house extensions and small new builds within 50m from the property have been submitted for planning permission during the last ten years.

ID	Details	Description	Online record
ID: 2 Distance: 48 m Direction: E	Application reference: 14/00174/FU Application date: 28/01/2014 Council: Leeds Accuracy: Exact	Address: 1a Nancroft Crescent, Armley, Leeds, West Yorkshire, Yorkshire and the Humber, LS12 2DH Project: 2 Storey Side Extension Last known status: The application for detail approval has been withdrawn.	<u>Link</u> ⊅
ID: 3 Distance: 48 m Direction: S	Application reference: 23/01454/FU Application date: 07/03/2023 Council: Leeds Accuracy: Exact	Address: 10 Laurel Grove, Armley, Leeds, West Yorkshire, Yorkshire and the Humber, LS12 2DD Project: Flats (Conversion) Last known status: An application has been submitted for detailed approval.	Link 7

Mobile phone masts

There is a mobile phone mast within 199m of the property. See below for details of the mast and its location. Please note that this data may be incomplete or out of date and Groundsure recommends checking for any entries in the Mobile Phone Mast Planned section, as masts added since 2012 may appear there instead.

ID	Distance	Direction	Operator	Туре	Antenna	Band	Power(dBW)
Α	200 m	N	Three	UMTS	13.3	2100	17.99
Α	200 m	N	T-Mobile	UMTS	14.75	2100	18



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This database is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations. The last update to this database was applied in May 2012, although some operators ceased providing updates some years before then. Neither Ofcom nor Groundsure can accept any liability for any inaccuracies or omissions in the data provided within Sitefinder. The most recent update is based on the following datasets received at the specified times by Ofcom: O2 (May 2012), Network Rail (April 2012), Hutchison (February 2012), Vodafone (October 2011), Airwave (February 2010), Orange (February 2010) and T-Mobile (August 2005). Sites added since these dates will not appear in the database.

Mobile phone masts planning records

Planning permission has been sought for a new mobile phone mast within 140m of the property.

As this information is normally updated quarterly, the mast could already have been built or may be in the planning stages. Further details on the progress of the application should be available on the Local Authority's planning website.

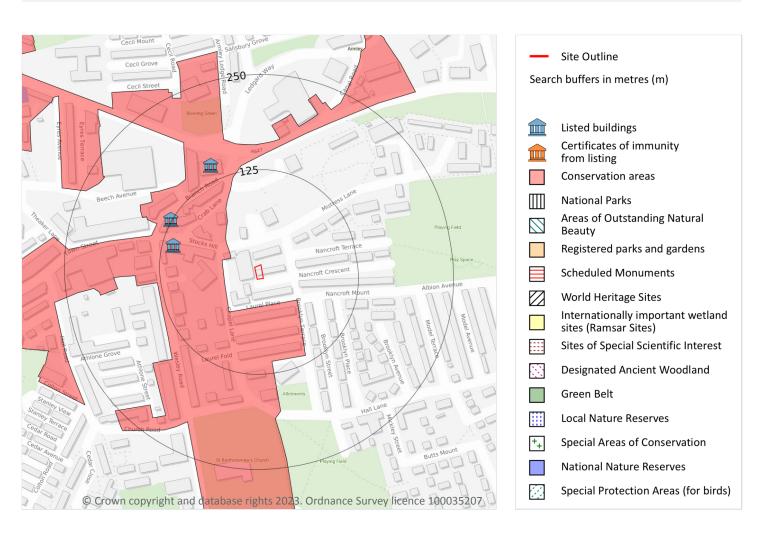
ID	Distance	Direction	Applicant Detail	Details
6	140 m	N	No Details 24/09/2020 MBNL	Scheme comprises determination of telecommunications equipment.
7	188 m	W	No Details 15/08/2007 Coral Estates Ltd	Scheme comprises installation of new shopfront and roller shutters to front and two air conditioning units with two satellite dishes and one tv aerial to rear of betting shop.

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Planning constraints





Conservation Areas

Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in or close to a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

Distance	Direction	Name	District
33 m	NW	Armley, Leeds	Leeds

This data is sourced from Historic England and Local Authorities. For more information please see historicengland.org.uk/listing/what-is-designation/local/conservation-areas/ historicengland.org.uk/listing/what-is-designation/local/conservation-areas/ historicengland.org.uk/listing/what-is-designation/local/conservation-areas/ historicengland.org.uk/listing/what-is-designation/local/conservation-areas/ historicengland.org.uk/listing/what-is-designation/local/conservation-areas/ historicengland.org.uk/listing/what-is-designation/local/conservation-areas/">historicengland.org.uk/listing/what-is-designation/local/conservation-areas/ historicengland.org/nc.nc/mat/ <a href="https://doi.org/nc.nc/m



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Grid ref: 427333 433471



Climate change / Flood risk (5 and 30 Years)

Ambiental's FloodScore™ Climate data provides flood risk information from river, tidal and surface water flooding for a range of future time periods and emissions scenarios (Low emissions - RCP 2.6, medium and most likely emissions - RCP 4.5, and high emission - RCP 8.5). The temperature increases shown for each scenario are predicted increases by 2081-2100. The models are based on the UK Climate Projections 2018 (UKCP18). It is plausible that climate change will increase the severity and frequency of flood events in the future. FloodScore™ Climate has been designed to provide banks, building societies and insurers with future flood risk information for their long-term assets. The data within this report is based on the highest risk found within a buffer zone around the buildings. The 'Year' in the table represents the median of the date range used for each modelled timeframe.

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 2.6 0.9-2.3°C	2027	Negligible	Negligible	Negligible	Negligible
RCP 2.6 0.9-2.3°C	2055	Negligible	Negligible	Negligible	Negligible
Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 4.5 1.7-3.2°C	2027	Negligible	Negligible	Negligible	Negligible
RCP 4.5 1.7-3.2°C	2055	Negligible	Negligible	Negligible	Negligible
Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 8.5 3.2-5.4°C	2027	Negligible	Negligible	Negligible	Negligible
RCP 8.5 3.2-5.4°C	2055	Negligible	Negligible	Negligible	Negligible

This data is sourced from Ambiental Risk Analytics.

Climate change / Natural ground instability (5 and 30 Years)

This data shows the increase in shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change will result in higher temperature and therefore likely cause periods of drought and an increase in shrink swell subsidence. This data has been produced using the Met Office local projections to accurately model predicted rainfall, it is only available for RCP8.5 (the 'worst case' climate scenario).

Temp increase range	Year	Wet scenario	Average rainfail	Dry scenario
RCP 8.5 3.2-5.4°C	2030s	Highly unlikely	Highly unlikely	Highly unlikely
RCP 8.5 3.2-5.4°C	2050s	Highly unlikely	Highly unlikely	Highly unlikely



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This data is sourced from the British Geological Survey.

Grid ref: 427333 433471



Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contact us with any questions at:

01273 257 755

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified
Former tanks	Not identified
Former energy features	Not identified
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Not identified
Current or recent petrol stations	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified

Contaminated Land	
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Not identified
Flooding	
Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified
Radon	
Radon	Identified
Mining features	
Mine entries	Not identified
Mineralised veins	Not identified
Surface workings	Not identified
Surface features	Not identified
Underground mine workings	Not identified
Reported subsidence	Not identified
Mine waste tips	Not identified
Secured features	Not identified

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Mining features		Natural instability	
Licence boundaries	Not identified	Shrink-swell clays	Not identified
Researched mining	Not identified	Landslides	Not identified
Mining Record Office plans	Not identified	National landslide database	Not identified
BGS mine plans	Not identified	Running sands	Not identified
Mining records		Compressible deposits	Not identified
	Night information of	Collapsible deposits	Not identified
BritPits	Not identified	Dissolution of soluble rocks	Not identified
Mineral Planning Areas	Not identified	Natural cavities	Not identified
Non-coal mining areas	Not identified		
Mining cavities	Not identified	Coastal Erosion	
Coal mining areas	Identified	Complex cliffs	Not identified
Brine areas	Not identified	Projections with intervention measures in place	Not identified
Gypsum areas	Not identified	•	Not identified
Tin mining areas	Not identified	Projections with no active intervention	
Historical Features		Complex cliffs	Not identified
		Projections with intervention measures in place	Not identified
Non-coal mining	Identified	Projections with no active intervention	Not identified
Coal and associated mining	Not identified		
Industry associated with mining	Not identified	Infilled land	
Geological features		Infilling from historical mapping	Not identified
Artificial and made ground (10k)	Not identified	Active landfill sites	Not identified
Linear features - mineral veins (10k)	Not identified	Historical landfill (from Environment Agency records)	Not identified
Artificial and made ground (50k)	Not identified	Historical landfill (from Local Authority	Not identified
Linear features - mineral veins (50k)	Not identified	and historical mapping records)	
Satellite monitoring		Sinkholes	
Satellite monitoring	Not identified	Reported recent incidents	Not identified
Jutenite monitoring	NOT INCITED	Recorded incidents (BGS)	Not identified
Natural instability		Recorded incidents (Stantec)	Not identified
Property shrink-swell assessment	Not identified	Historical incidents	Not identified

Contact us with any questions at:

 $\underline{info@groundsure.com} \nearrow$

01273 257 755





Transportation	
HS2 route: nearest centre point of track	Identified
HS2 route: nearest overground section	Not identified
HS2 surface safeguarding	Not identified
HS2 subsurface safeguarding	Not identified
HS2 Homeowner Payment Zone	Not identified
HS2 Extended Homeowner Protection Zone	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise and visual assessment	Not identified
Crossrail 1 route	Not identified
Crossrail 1 stations	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Not identified
Railway tunnels	Not identified
Active railway stations	Not identified
Historical railway infrastructure	Not identified
Abandoned railways	Not identified
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified
Oil and gas	
Oil or gas drilling well	Not identified

Oil and gas	
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified
Wind and solar	
Wind farms	Not identified
Proposed wind farms	Identified
Proposed wind turbines	Identified
Existing and agreed solar installations	Not identified
Proposed solar installations	Not identified
Energy	
Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
Power stations	Identified
Nuclear installations	Not identified
Large Energy Projects	Not identified
Planning	
Large projects searched to 250m	Identified
Small projects searched to 75m	Identified
House extensions and small new builds searched to 50m	Identified
Mobile phone masts	Identified
Mobile phone masts planning records	Identified
Planning constraints	
Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified



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Planning constraints	
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Identified
Conservation Areas Listed Buildings	Identified Not identified
Listed Buildings	Not identified
Listed Buildings Certificates of Immunity from Listing	Not identified Not identified
Listed Buildings Certificates of Immunity from Listing Scheduled Monuments	Not identified Not identified Not identified
Listed Buildings Certificates of Immunity from Listing Scheduled Monuments Registered Parks and Gardens	Not identified Not identified Not identified



Contaminated land liability assessment methodology

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

- historical land use (compiled from 1:10,000 and 1:10,560 maps)
- petrol stations, garages, energy features and tanks (compiled from 1:1,250 and 1:2,500 maps) for selected areas.
- historic military / ordnance sites
- landfill and waste transfer/treatment or disposal sites (including scrap yards)
- current and recent industrial uses (as defined by PointX data)
- Catalist petrol station
- Part A(1), Part A(2) and Part B Authorisations
- sites determined as Contaminated Land under Part 2A EPA 1990
- Planning Hazardous Substance Consents
- Environment Agency Recorded Pollution Incidents
- Dangerous Substances Inventory Releases (DSI)
- Red List Discharge Consent

The level of risk associated with the property is either Passed or Action Required. If the report result is Action Required it does not necessarily mean that the site is unsuitable for purchase, but only that further assessment of the risk associated with the site is required.

Method Statement

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

Limitations of the Study

This report has been prepared with the assumption that the site is in residential use and that no significant (re)development is planned. The screening process reviews historical mapping and a range of current databases. The historical land use database reviewed for this study does NOT include 1:2,500 or 1:1,250 scale maps except for Groundsure's additional information database of selected features namely tanks, energy features, petrol filling stations and garages. This additional information database covers the majority of the UK, but not all. Where 1:2500 or 1:1250 scale maps are utilised all relevant and available map epochs to Groundsure are used. Additionally, this review does NOT include specific enquiries to the Local Authority who may hold additional information and it does NOT include a site visit/inspection. Your attention is drawn to the Terms and Conditions of Groundsure Limited under which this service is provided.

Flood information

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



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Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by the Environment Agency (RoFRaS model) and Natural Resources Wales (FRAW model). It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

The categories associated with the Environment Agency and Natural Resources Wales models are as follows:

RoFRaS (rivers and sea) and FRAW (rivers):

Very Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.

High - The chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

FRAW (sea):

Very Low - The chance of flooding from the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from the sea is considered to be less than 1 in 200 (0.5%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 200 (0.5%) in any given year.

High - The chance of flooding from the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

Surface water flooding

Ambiental Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. The flood risks for these rainfall events are reported where the depth would be greater than the threshold for a standard property to modern building standards. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences

The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

Groundwater flooding



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Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

Ambiental FloodScore™ insurance rating

The property has been rated as Very Low risk.

Ambiental's FloodScore™ risk rating gives an indicative assessment of the potential insurance risk classification from flooding, which can provide an indication of how likely it is that a property's policy will be ceded to Flood Re. The assessment is based on Ambiental's river, tidal and surface water flood data and other factors which some insurers may use in their assessment are not included.

Flood Re is a re-insurance scheme that makes flood cover more widely available and affordable as part of your residential property home insurance. Properties at higher risk of flooding may have the flood part of their policy ceded to Flood Re by their insurer. It is important to understand that Flood Re does not apply to all situations. Exclusions from Flood Re includes properties constructed after 1 January 2009; properties not within domestic Council Tax bands A to H (or equivalent); commercial properties, certain buy to let scenarios and buildings comprising four or more residential units. A full list of the exemptions can be found on the Flood Re website (https://www.floodre.co.uk/can-flood-re-help-me/eligibility-criteria/) 7.

The Ambiental FloodScore™ insurance rating is classified into six different bandings:

Very High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a very high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

Moderate-High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a moderate possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

Moderate indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a low possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

Low indicates a level of risk that is likely to mean standard cover and premiums are available for flood cover. There is a low possibility the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

Very Low indicates a level of flood risk that should not have any impact on the provision of flood cover for the property.

Planning data limitations

The planning applications section of this report contains data provided under licence from Glenigan, who are widely recognised in the industry as the market leaders in the collection and distribution of planning information in the UK. Glenigan collects on average 4,000 planning applications per day. As such, neither Groundsure or Glenigan are able to check the accuracy of the information that has been submitted by the applicant. All application information is based on the information submitted at the time of application and due to the volumes and the automated processes involved it is not possible to undertake additional checks to confirm its accuracy. As with any dataset of this size and complexity there are limitations, which are highlighted below.

The planning section in our report is fully automated and Groundsure does not undertake visits to the Local Authority or manually search for planning records against other sources as this would be cost-prohibitive to most clients. With each report, Glenigan provides Groundsure with the location detail for each planning application, which is then published within our report. The method for deriving the location detail depends on the type of planning application.

The location of applications are represented in this report as single points for house extensions and small new builds, small developments and points or polygons for large developments. If an application associated with a small development is shown on the map as a polygon it is because it was once classified as a large development and has since been downgraded. The location of



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applications is derived from either the grid references provided by the applicant on the planning application form or by address finding software using the site address. If the application is represented by a point, it may not represent the nearest border of the development and may fall outside of the development boundary. If the application is represented by a polygon, we only map the outer extents of proposed developments. Some developments are comprised of multiple areas and in these cases we will show all polygons on the map but only label the one closest to the property. The information contained within this report should be used in conjunction with a visit to the relevant local authority's website to determine the exact location of the development, determine any possible distinctions within the development area, and how this may impact the subject property.

Groundsure has incorporated a dynamic search radius to ensure the most relevant data is presented. This variable search distance is based on House of Commons Library data which categorises areas according to the size of the settlement. Groundsure has distilled these into three core categories. These categories are mega urban, urban and rural and the following search distances apply:

- Mega urban: 250m for large developments, 75m for small developments and 50m for house extensions and small new builds
- Urban: 500m for large developments, 125m for small developments and 50m for house extensions and small new builds
- Rural: 750m for large development, 500m for small development and 250m for house extensions and small new builds

Please note, the search radius assigned to this property is detailed within the planning section of the report.

Due to differing methodologies adopted by Local Authorities, some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. As such, if any refused applications are identified within this report, or should the existence or absence of a planning application, consent or similar have a material impact with regard to the decision to purchase a property, the client or beneficiary should make independent thorough enquiries of the Local Authority. Groundsure has excluded certain records of the publicly available data from this report which may have created duplications of reference to the same application. This includes, but is not limited to, data relating to applications such as amendments or variations of planning applications, discharge of conditions, or other associated applications. The report does not contain information on Lawful Development Certificates, Permitted Developments, Prior Approvals, Tree Preservation Orders, and other applications that are considered minor in terms of the level of construction. Additionally, an area of land may be identified for development within the local authority development plan, but for which no formal planning application exists. As such these are not included within the search.

Groundsure provides a web link to individual planning records in this report, but over time Local Authorities may have altered their website structure or record storage and so not all links may still be active. In the case of broken links, customers can use the planning application reference to search the Local Authority planning website manually. Due to data collection methods and processing time, there may be a period of up to 10 days between the application being published on the local authority website and appearing within the Groundsure report.

It is important to note the terms and conditions under which the report was sold, and in particular, whilst Groundsure makes every effort to ensure that data is sourced from reliable providers, it is unable to guarantee that the information is accurate, complete or up to date. Groundsure shall not be liable for any losses or damages incurred by the client or beneficiary, including but not limited to any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. We recommend checking the contents of the TA6 Property Information Form completed by the seller to determine if any planning applications were revealed. If they were not and you believe this should have been included we recommend discussing this with your conveyancer.

Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and Individual Local Authorities. Due to different methodologies used by different Local Authorities the data may be incomplete. We recommend reviewing your local search for confirmation.



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Underground data limitations

This database was created by Groundsure using publicly available open data and data from OpenStreetMap. The data is not provided by or endorsed by Transport for London (TfL) and minor differences between TfL's official data and Groundsure's data may occur in relation to the London Underground. Please note that the London Underground, Merseyrail, and Tyne and Wear Metro operate both underground and above ground.

Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, where as a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on is potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. Groundsure represent full GeoSure data as either Negligible (ratings of A), Very Low (ratings of B), Low (C), Moderate (D) or High (E). Where GeoSure Basic is instead used, ratings are displayed as Negligible-Very Low (A or B ratings), Low (C) or Moderate-High (D or E). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the "typical safe distance" trees should be from a property please see this guide:

www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf <a href="mailto:publications/p

ClimateIndex™ data and limitations

Groundsure's ClimateIndex™ is an assessment of the physical risk to the property from hazards which may be exacerbated by climate change. It considers the following hazards only:

- River flooding
- Flooding from the sea and tidal waters
- Surface water flooding
- Shrink swell subsidence
- Coastal erosion

These hazards are assessed using a weighted sum model, which allows for the consistent comparison of hazards between different time periods, emissions scenarios and the relative severity of predicted impacts. All flood and subsidence impacts have been produced using the latest UKCP18 climate prediction models. Assessments are provided for the short term (c.5 years) and medium term (c.30 years) only. A range of Representative Concentration Pathways (RCPs)

have been used depending on the source dataset and its derivation. For example, flood data has been provided for RCP2.6, 4.5 and 8.5, whereas subsidence data has been derived using local projections only available for RCP8.5. Each RCP variance has been assigned an appropriate weighting in the calculator to reflect the relative likelihood of that scenario and where a full range of RCP scenarios is not available Groundsure have extrapolated to give equivalent values.

The banding applied to a property reflects its current and future risk from the hazards identified above. If a property's banding does not change from the present day to the medium term, the property's risk profile is not considered likely to be affected by climate change, though risks may still be present. Any increase in the banding of a property indicates that the property has the potential to be affected by climate change.



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properties only.

Band	Description	Short term (c.5 year)	Medium term (c.30 year)
Α	No risks of concern predicted	76%	75%
В	Minor risks e.g. low level surface water flooding	15%	15%
С	Minor to moderate risks e.g. river flood event above property threshold	4%	4%
D	Moderate risks e.g. above threshold flood events and significant increase in subsidence potential	2%	2%
Е	Significant risks e.g. multiple flood risks above property threshold	2%	2%
F	Severe risks to property e.g. coastal erosion risk	1%	2%
		properties fall figures have l	percentage of lling into each band. The been calculated based ment of residential

Mining information

Non-coal mining assessment

This mining search has been compiled from the archive information held by Groundsure. As with all historic mining records, there is no guarantee or assurance of reliability or accuracy of these records. Not all mining activities were recorded or are publically available. Groundsure can't be held responsible for any omissions or errors in the information upon which our interpretation has been based.

Historical mining records vary in document age, reliability, reproduction, quality of the original record, the reason to produce the original document, the skill of the original surveyor and the accuracy of the available surveying equipment at the time of production. It must be accepted that the information is subject to interpretation. Alternative interpretations may be possible.

In any area, sporadic, un-surveyed and ancient mine workings can exist, and unrecorded mine workings or mineralised veins can never be ruled out. Groundsure cannot be held responsible for any settlement or subsidence associated with unrecorded mining features, or from mining plans that are not publically available.

If the property or site is subject to future development we recommend that the ownership of the minerals below the site's surface is established. This detail may be sought from a legal adviser or via the Land Registry. You can then assess whether there is a possibility of any proposed development disturbing or trespassing upon any minerals in third party ownership at the site.

In addition, a mining site investigation may be required to satisfy planning or building regulation conditions. Contact Groundsure for further advice.

Coal Authority data

This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure Limited and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure Limited prior to any re-use. Due to data collection methods and processing time, there may be a period of up to 1 week between the Coal Authority updating their data and it appearing within the Groundsure report.



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Satellite monitoring

SatSense produces countrywide ground movement products based on satellite radar data. For property movement products in the UK we use data from the ESA Sentinel-1 satellite constellation, which has a resolution of 4 by 14 metres. This means that the smallest objects we can detect are the size of a large shed, and we often get multiple measurement points over individual houses. We receive a new radar image every six days, and data collection started in 2015 (although initially, acquisition frequency was lower). This means we have 250+ measurements in time everywhere in the UK. By analysing this long time history using a technique known as InSAR, we can detect long-term movements as low as 1 mm/yr, which is far below movement levels expected to cause property damage.

What is InSAR?

Interferometric Synthetic Aperture Radar (InSAR) is a processing technique that uses the difference between radar images to detect ground movements with high precision. Two (or more) radar images are overlaid such that they match exactly, and the radar measurements for every matching pixel in the images are differenced. The phase information from this difference is then used to extract ground movement for every pixel. SatSense processes all available data over the United Kingdom.

Why can't we measure everywhere?

A limitation of InSAR is that it relies on consistent radar returns from the reflecting surface (buildings, fields, woodland). While some types of surfaces, like buildings, bridges and bare ground are naturally very consistent, ground cover like dense vegetation and fastgrowing crops inherently can vary rapidly over time and therefore interfere with the radar measurement. During our processing, we detect which points provide usable measurements, and which points have had too much interference. This means coverage is variable; dense in urban areas, but much more sparse in rural areas.

Why do we need risk indices?

The SatSense ground movement product measures a wide range of ground movements, from long-term, large regional signals to event level movement of individual points. Not all movements have the same damage potential for buildings. Compare an entire town that is subsiding due to groundwater variations to a single building subsiding due to local instability. Buildings in the subsiding town are all moving at very similar rates, meaning there is little to no relative movement between them. This makes the potential for damage much lower than the individual building moving with respect to its neighbours.

To differentiate between different types of movements, we've developed a way to extract different types of movements that are potentially damaging to property. This information is captured by the SatSense risk indices. These risk indices are described below:

- Property This shows any long-term differential movement of the property with respect to its immediate surroundings, in other words, very localised movements. Examples of processes that could flag up this risk index would be trees affecting the nearby water table, local ground instability and small scale nearby building work.
- Surrounds Focuses on slightly larger scale movements, how is the street or estate moving with respect to the wider area. Examples of processes that could flag up this risk index are tunnelling, large scale nearby building work and groundwater extraction.
- Local Area Our widest scale index, showing how a town/neighbourhood as a whole is moving. This index is normally flagged up due to the presence of large scale historic mining or large scale groundwater extraction. Due to the wide area and the limited potential for damage likely to be associated with this type of movement, this index will only indicate amber or green, never red.
- Gradient Looks for bending over medium spatial scales. This index will flag up properties that might not be moving much themselves but are being affected by movements in the vicinity.
- Acceleration Looks at the recent changes in movements, flagging up properties that might not have historically been moving, but have recently seen an increase. It also provides information on whether properties that have moved historically continue to move, or whether the movement is decreasing.
- Range Looks at the amplitude of movement over time. This will highlight periodic (seasonal) movements, and event style movements like sinkholes.

National Coastal Erosion Risk Mapping (NCERM)

The National Coastal Erosion Risk Mapping (2018-2021) shows the coastal baseline. This baseline is split to 'frontages'. These are defined as lengths of the coast with consistent characteristics based on the cliff behaviour characteristics and the defence characteristics. It is intended as an up-to-date and reliable benchmark dataset showing erosion extents and rates for three periods:



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- Short Term (0 20yr);
- Medium Term (20 50yr); and
- Long Term (50 100yr).

For the 5th, 50th and 95th percentile confidence levels (degrees of certainty, where 95th percentile equates to 95% certainty) for:

- No Active Intervention Policy Scenario; and
- With the implementation of Shoreline Management Plan (SMP) 2 Policies.

Defence type and SMP policies for each of the three periods described above are included.

The data and associated information is intended for guidance - it cannot provide details for individual properties. The NCERM information considers the predominant risk at the coast, although flooding and erosion processes are often linked, and data on the erosion of foreshore features are, in general, not included.

The data describes the upper and lower estimates of erosion risk at a particular location, within which the actual location of the coastline is expected to lie. The data does not estimate the absolute location of the future coastline. Details of geologically complex areas, known as "complex cliffs" are, in general, not included within the estimates of erosion risk due to the inherent uncertainties associated with predicting the timing and extent of erosion at these locations.

This dataset succeeds National Coastal Erosion Risk Mapping (NCERM) - National (2012 - 2017) Attribution statement: © Environment Agency copyright and/or database right

BGS Property Shrink Swell Assessment

This dataset uses OS Open Maps building polygons to derive its assessment. These are often representative of more than one building and so the score assigned is representative of the highest risk found within the connected building units e.g. a pair of semidetached properties or a terraced row. The baseline mapping used to derive the assessment will be updated at least annually.

The assessment does not cover any man-made hazards and is based on, and limited to the input datasets including OS Open Buildings, Office for National Statistics data, Bluesky Tree Map and BGS GeoSure shrink-swell. An indication of natural ground instability related to shrink-swell does not necessarily mean that a location will definitely be affected by ground movement or subsidence. Such an assessment can only be made by inspection of the area by a qualified professional.



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CON29M notes and guidance

This report is prepared in accordance with <u>The Law Society Guidance Notes 2018</u>; under which all replies to these enquiries are made. Groundsure's Terms and Conditions are applicable at the time the report was produced.

Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0345 762 6848. Further information can be found on their website: www.groundstability.com 7.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries).

The Coal Authority emergency telephone number at all times is 01623 646333.

Responses to The Law Society CON29M (2018) Coal Mining Search enquiries and associated findings and recommendations relating to coal mining risk have been provided by Groundsure Ltd. Groundsure Ltd have additionally provided information relating to the Cheshire Brine Compensation Area, and have compiled all information into this report.

Queries should be made of Groundsure Ltd on 01273 257 755, or via email: info@groundsure.com ↗.

CON29M report limitations

This CON29M (2018) Coal Mining Report has been carried out with reference to all available official Coal Authority licensed data, an extensive collection of abandoned mine plans, maps and records. From this material, we have endeavoured to provide as accurate a report as possible. Any and all analysis and interpretation of licensed Coal Authority data in this report is made by Groundsure

The information provided in this report by Groundsure Ltd has been compiled in response to The Law Society CON29M (2018) Coal Mining search enquiries. The scope of the assessment is limited to interpretation of past, present and future extraction of coal, and does not consider the impact from non-coal mining hazards and/or natural ground stability hazards. The Law Society's Guidance Notes 2018 recommends separate enquiries to the appropriate sources are made with regard to other minerals.

The Report is created by a remote investigation and reviews only information provided by the client (address and site location boundaries) and from the databases of publicly available and/or licensable information that enable a desk-based assessment of the Site. The Report does not include a Site Investigation, nor does Groundsure Ltd make additional specific information requests of the regulatory authorities for any relevant information they may hold.

This report is concerned solely with the Site searched and should not be used in connection with nearby properties, as only known coal mining features that could potentially have a direct influence upon the Site searched are considered relevant; other features present in the general area may have been omitted for ease of reference.

This report is confidential to the client, the client's legal advisor and the client's Mortgage lender, as defined in the Groundsure terms & conditions, and as such may be used by them for conveyancing or related purposes. Groundsure has no liability toward any person or organisation not party to commissioning this report. This report or any part of it is not permitted to be reproduced, copied, altered or in any other way distributed by any other person or organisation.

Additional mine entry assessment is based on and limited to the data supplied by the Coal Authority at the time of production. In order to determine whether a property is within the likely zone of influence of a disused coal mine entry the following is considered: the actual or plotted position of the mine entry, its known or assumed diameter and the thickness of superficial deposits above rockhead. Where these figures are not known, assumptions based on established estimations have been made.



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CON29M report licensing

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The Law Society CON29M Coal Mining search enquiries are protected by copyright owned by The Law Society of 113 Chancery Lane, London WC2A 1PL.

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This report may contain plans and records held by the Coal Authority and made publicly available at the time of inspection which may include British Geological Survey and Ordnance Survey data.

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Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com. Groundsure adheres to the Conveyancing Information Executive Standards.

The Standards

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

Complaints Advice

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 Standards.

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

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
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed online at this link: www.groundsure.com/terms-and-conditions-april-2023/

Important consumer protection information

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see www.groundsure.com/remediation or full details.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Avista report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference \tau_0.



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Coal Mining Report Insurance Policy



Coal Mining Report Insurance Policy

The Schedule

Policy Number: The Reference contained in the Coal Mining Search Report

Premium: £1.40 inclusive of Insurance Premium Tax at 12%

Property: The property which is the subject of the Coal Mining Search Report

Limit of Indemnity: £100,000 increasing by 10% compound per annum on each anniversary of and for the first 10 years following the

Commencement Date

Commencement Date: The date of the Coal Mining Search Report

You/Your:

1. A purchaser of the **Property**

2. A lender providing a Mortgage in connection with a purchase of the Property

3. A lender providing a Mortgage by way of a re-mortgage of the Property

Definitions

Where a word is defined below or in the schedule it shall carry the same meaning wherever it appears in bold text in this policy

Insured Use: The continued use of the Property as a single house or flat or a single commercial premises

Market Value: The value as determined by a surveyor appointed by agreement between You and Us or (in default of agreement) the President for the time being of the Royal Institution of Chartered Surveyors

Mortgage: A mortgage or charge secured on the Property by an institutional mortgage lender

Coal Mining Search Report: The coal mining search report attached to this policy

Search: An official search comprising a search in form CON29M (2018) being mining searches relating to coal and brine in the area in which the **Property** is situated

We/Our/Us:

Zurich Insurance plc. A public limited company incorporated in Ireland. Registration No. 13460. Registered Office: Zurich House, Ballsbridge Park, Dublin 4, Ireland. UK Branch registered in England and Wales Registration No. BR7985. UK Branch Head Office: The Zurich Centre, 3000 Parkway, Whiteley, Fareham, Hampshire PO15 7JZ.

Zurich Insurance plc is authorised by the Central Bank of Ireland and authorised and subject to limited regulation by the Financial Conduct Authority. Details about the extent of our authorisation by the Financial Conduct Authority are available from us on request. Our FCA Firm Reference Number is 203093.

Communications may be monitored or recorded to improve our service and for security and regulatory purposes.

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Your Policy

This is a legal document and should be kept in a safe place.

This policy is an agreement between You and Us and cover is provided subject to the payment of the Premium.

You must read this policy and its conditions, exclusions, schedule and any endorsements as one contract. Please read all of them to make sure that they provide the cover **You** require. If they do not, please contact **Us** or **Your** insurance adviser who arranged the policy for **You**.

When **You** take out and make changes to the cover provided by this policy, **You** must take reasonable care to ensure that **You** accurately answer any questions which **We** ask of **You** and that any information **You** give **Us** is accurate. If **You** are taking out this policy for purposes which are mainly related to **Your** trade, business or profession, **You** must also let **Us** know about all facts which are material to **Our** decision to provide **You** with insurance. Failure to meet these obligations could result in this policy being invalidated, a claim not being paid, or an additional premium being charged.

Fair presentation of the risk

- a) At inception of this policy and also whenever changes are made to it at Your request You must:
 - i) where **You** have taken out this policy for purposes which are wholly or mainly related to **Your** trade, business or profession, disclose to **Us** all material facts in a clear and accessible manner and not misrepresent any material facts, and
 - ii) where **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, take reasonable care not to misrepresent any material facts.
- b) If **You** do not comply with clause a) of this condition **We** may:
 - i) avoid this policy which means that **We** will treat it as if it had never existed and refuse all claims where any non-disclosure or misrepresentation by **You** is proven by **Us** to be deliberate or reckless in which case **We** will not return the premium paid by **You**; and
 - ii) recover from You any amount We have already paid for any claims including costs or expenses We have incurred.
- c) If You do not comply with clause a) of this condition and the non-disclosure or misrepresentation is not deliberate or reckless this policy may be affected in one or more of the following ways depending on what **We** would have done if **We** had known about the facts which **You** failed to disclose or misrepresented:
 - i) if **We** would not have provided **You** with any cover **We** will have the option to:
 - 1. avoid the policy which means that **We** will treat it as if it had never existed and repay the premium paid; and
 - 2. recover from You any amount We have already paid for any claims including costs or expenses We have incurred
 - ii) if **We** would have applied different terms to the cover **We** will have the option to treat this policy as if those different terms apply. **We** may recover any payments made by **Us** on claims which have already been paid to the extent that such claims would not have been payable had such additional terms been applied
 - iii) if **We** would have charged **You** a higher premium for providing the cover **We** will charge **You** the additional premium which **You** must pay in full.
- d) If any insured person, other than **You**, is responsible for a misrepresentation or failure to make a fair presentation of the risk, **We** will invoke the remedies available to **Us** under this condition as against that particular person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

NB: For the purposes of the duty of disclosure stated in paragraphs a) i) and ii) above the content of the **Coal Mining Search Report** will be deemed to satisfy **Your** disclosure obligations.

Cover

- 1. You are in the process of purchasing the Property relying on the Coal Mining Search Report and/or
- 2. You (being a lender) have agreed to provide a Mortgage in connection with Your borrower's purchase or re-mortgage of the Property relying on the Coal Mining Search Report.

We will pay the following losses sustained by You arising out of the Property being affected by any matter which would have been revealed by a Search had one been carried out on the date of the Coal Mining Search Report but which was not revealed by the Coal Mining Search Report:



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- 1. any reduction in **Market Value** of the **Property** calculated at the date **You** become aware of the matter(s) and/or loss in connection with a **Mortgage** as a result of such reduction.
- 2. all other costs and expenses including out of court settlement costs incurred by **Us** or by **You** with **Our** prior written agreement.

Waiver of Breach of Policy Condition

We will not exercise Our right to avoid Our liability to You in respect of loss where You have inadvertently breached any term or condition of the policy provided that such breach does not prejudice Our rights and remedies under the policy or otherwise directly or indirectly result in or increase the amount of any loss.

Protection for Mortgagees and Successors in Title

We will not avoid **Our** liability to make a payment to **You** solely because another person breaches the terms and conditions of this policy, provided such breach was not committed on **Your** behalf or with **Your** agreement, and **We** will invoke the remedies available to **Us** under the Policy as against that other person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

Joint Insured

Any party insured under this policy standing in the relation of parent company, subsidiary company, associated company, branch office or joint venture partner to each other will be deemed to be joint insured for the purposes of this policy and jointly liable and responsible for any breach of any terms and conditions of this policy. If there is any inconsistency between this clause and any other term of this policy, this clause shall prevail.

Exclusions

We will not pay for any:

- 1. amount in excess of the Limit of Indemnity.
- 2. loss which would be recoverable under a household buildings insurance policy.
- 3. loss arising from any matter that **You** were aware of at the **Commencement Date**.
- 4. loss if the **Property** is used for any purpose other than the **Insured Use**.

Claims Conditions and How to Claim

1. You must:

i) give **Us** written notice as soon as possible of any potential or actual claim or any circumstances likely to result in a claim. Please provide the policy number, **Your** name, the full address of the **Property** and a brief description of the incident that has occurred. Notifications should be sent to: Speciality Lines Claims Team, Zurich Insurance, 8th Floor, 70 Mark Lane, London, EC3R 7NQ. Email: claims@uk.zurich.com, Enquiry line: telephone 0207 648 3523

- ii) pass all court documents and/or other communications to Us as soon as possible after receipt
- iii) not deal with, make any admission of liability or attempt to settle a claim without Our prior written agreement.
- iv) agree to and carry out at **Our** expense all things necessary to minimise any loss.
- v) provide all information and assistance that **We** may require to help defend and settle the claim.

2. **We** are entitled to:

- i) decide how to settle or defend a claim and may carry out proceedings in the name of any person insured under this policy, including proceedings for recovering any claim.
- ii) pay to **You** at any time, an amount equal to the **Limit of Indemnity** or any lower amount for which the claim can be settled, after deduction of any sum already paid. **We** may then give up control of and have no further liability in connection with the claim
- 3. If **We** admit liability for a claim but there is a dispute as to the amount to be paid the dispute will be referred to an arbitrator. The arbitrator will be appointed jointly by **You** and **Us** in accordance with the law at the time. **You** may not take any legal action against **Us** over the dispute before the arbitrator has reached a decision.
- 4. If You or anyone acting on Your behalf:



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- a) makes a fraudulent or exaggerated claim under this policy; or
- b) uses fraudulent means or devices including the submission of false or forged documents in support of a claim whether or not the claim is itself genuine; or
- c) makes a false statement in support of a claim whether or not the claim is itself genuine; or
- d) submits a claim under this policy for loss or damage which **You** or anyone acting on **Your** behalf or in connivance with **You** deliberately caused; or
- e) realises after submitting what **You** reasonably believed was a genuine claim under this policy and then fails to tell **Us** that **You** have not suffered any loss or damage; or
- f) suppresses information which You know would otherwise enable Us to refuse to pay a claim under this policy

We will be entitled to refuse to pay the whole of the claim and recover any sums that We have already paid in respect of the claim.

If any fraud is perpetrated by or on behalf of an insured person and not on behalf of **You** this condition should be read as if it applies only to that insured person's claim and references to this policy should be read as if they were references to the cover effected for that person alone and not to the policy as a whole.

- 5. If any claim is covered by any other insurance, We will not pay for more than Our share of that claim.
- 6. The most **We** will pay for any loss (or all losses in the aggregate), including costs and expenses agreed by **Us** is the **Limit of Indemnity**. Once **We** have paid a loss or losses equal to the amount of the **Limit of Indemnity**, **We** will have no further liability under this policy.

General Conditions

- 1. Neither **You** (nor anyone acting on **Your** behalf) must disclose the existence of this policy to any other party except **Your** legal and other professional advisers, prospective purchasers, lessees and tenants of the **Property**, their respective mortgagees, legal and other professional advisers.
- 2. In the UK the law allows both **You** and **Us** to choose the law applicable to the contract. This contract will be subject to the relevant law of England and Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands depending upon the Property address stated in the Schedule. If there is any dispute as to which law applies it will be English law. The parties agree to submit to the exclusive jurisdiction of the English courts.
- 3. Notwithstanding any other terms of this policy **We** will be deemed not to provide cover nor will **We** make any payment or provide any service or benefit to **You** or any other party to the extent that such cover, payment, service, benefit and/or any business or activity of **Yours** would violate any applicable trade or economic sanctions law or regulation.

Cancellation Clause

If **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, **You** may cancel this policy within 14 days of receiving the policy by writing to **Us** and in such event **We** may, at **Our** discretion, charge **You** for the time that **You** have been on cover. Any refund will be made to the party who paid the premium. If **You** do cancel, **You** may be in breach of the terms of **Your** mortgage or the terms of the contract for the sale of **Your** property. If **You** are in doubt, **You** may wish to seek legal advice prior to cancellation.

Fair Processing and Complaints Procedure Our Complaints Procedure

Our commitment to customer service

We are committed to providing a high level of customer service. If you feel we have not delivered this, we would welcome the opportunity to put things right for you.

Who to contact in the first instance

Many concerns can be resolved straight away. Therefore in the first instance, please get in touch with your usual contact at Zurich or your broker or insurance intermediary, as they will generally be able to provide you with a prompt response to your satisfaction.

Contact details will be provided on correspondence that we or our representatives have sent you.

Many complaints can be resolved within a few days of receipt

If we can resolve your complaint to your satisfaction within the first few days of receipt, we will do so. Otherwise, we will keep you



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updated with progress and will provide you with our decision as quickly as possible.

Next steps if you are still unhappy

If you are not happy with the outcome of your complaint, you may be able to ask the Financial Ombudsman Service to review your

We will let you know if we believe the ombudsman service can consider your complaint when we provide you with our decision. The service they provide is free and impartial, but you would need to contact them within 6 months of the date of our decision.

More information about the ombudsman and the type of complaints they can review is available via their website www.financialombudsman.org.uk <a>¬.

You can also contact them as follows:

Post: Financial Ombudsman Service, Exchange Tower, London, E14 9SR **Telephone**: 08000 234567 (free on mobile phones and landlines)

If the Financial Ombudsman Service is unable to consider your complaint, you may wish to obtain advice from the Citizens Advice Bureau or seek legal advice.

The Financial Services Compensation Scheme (FSCS)

We are covered by the Financial Services Compensation Scheme (FSCS) which means that you may be entitled to compensation if we are unable to meet our obligations to you. Further information is available on www.fscs.org.uk 7 or by contacting the FSCS directly on 0800 678 1100.

How we use your information

Who controls your personal information

This notice tells you how Zurich Insurance plc ('Zurich'), as data controller, will deal with your personal information. Where Zurich introduces you to a company outside the group, that company will tell you how your personal information will be used.

You can ask for further information about our use of your personal information or complain about its use in the first instance, by contacting our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com 7.

If you have any concerns regarding our processing of your personal information, or are not satisfied with our handling of any request by you in relation to your rights, you also have the right to make a complaint to the Information Commissioner's Office. Their address is: First Contact Team, Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, SK9 5AF.

What personal information we collect about you

We will collect and process the personal information that you give us by phone, e-mail, filling in forms, including on our website, and when you report a problem with our website. We also collect personal information from your appointed agent such as your trustee, broker, intermediary or financial adviser in order to provide you with the services you have requested and from other sources, such as credit reference agencies and other insurance companies, for verification purposes. We will also collect information you have volunteered to be in the public domain and other industry-wide sources. We will only collect personal information that we require to fulfil our contractual or legal requirements unless you consent to provide additional information. The type of personal information we will collect includes; basic personal information (i.e. name, address and date of birth), occupation and financial details, health and family information, claims and convictions information and where you have requested other individuals be included in the arrangement, personal information about those individuals.

If you give us personal information on other individuals, this will be used to provide you with a quotation and/or contract of insurance and/or provision of financial services. You agree you have their permission to do so. Except where you are managing the contract on another's behalf, please ensure that the individual knows how their personal information will be used by Zurich. More information about this can be found in the 'How we use your personal information' section.

How we use your personal information

We and our selected third parties will only collect and use your personal information (i) where the processing is necessary in connection with providing you with a quotation and/or contract of insurance and/or provision of financial services that you have requested; (ii) to meet our legal or regulatory obligations; or (iii) for our 'legitimate interests'. It is in our legitimate interests to collect



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your personal information as it provides us with the information that we need to provide our services to you more effectively including providing you with information about our products and services. We will always ensure that we keep the amount of information collected and the extent of any processing to the absolute minimum to meet this legitimate interest. Examples of the purposes for which we will collect and use your personal information are:

- 1. to provide you with a quotation and/or contract of insurance;
- 2. to identify you when you contact us;
- 3. to deal with administration and assess claims;
- 4. to make and receive payments;
- 5. to obtain feedback on the service we provide to you;
- 6. to administer our site and for internal operations including troubleshooting, data analysis, testing, research, statistical and survey purposes;
- 7. for fraud prevention and detection purposes.

We will contact you to obtain consent prior to processing your personal information for any other purpose, including for the purposes of targeted marketing unless we already have consent to do so.

Who we share your personal information with

Where necessary, we will share the personal information you gave us for the purposes of providing you with the goods and services you requested with the types of organisations described below:

associated companies including reinsurers, suppliers and service providers; introducers and professional advisers; regulatory and legal bodies; survey and research organisations; credit reference agencies; healthcare professionals, social and welfare organisations; and other insurance companies

Or, in order to meet our legal or regulatory requirements, with the types of organisations described below:

regulatory and legal bodies; central government or local councils; law enforcement bodies, including investigators; credit reference agencies; and other insurance companies

How we use your personal information for websites and email communications

When you visit one of our websites we may collect information from you such as your email address or IP address. This helps us to track unique visits and monitor patterns of customer website traffic, such as who visits and why they visit.

We use cookies and/or pixel tags on some pages of our website. A cookie is a small text file sent to your computer. A pixel tag is an invisible tag placed on certain pages of our website but not on your computer. Pixel tags usually work together with cookies to assist us to provide you with a more tailored service. This allows us to monitor and improve our email communications and website. Useful information about cookies, including how to remove them, can be found on our websites.

How we transfer your personal information to other countries

Where we transfer your personal information to countries that are outside of the UK and the European Union (EU) we will ensure that it is protected and that the transfer is lawful. We will do this by ensuring that the personal information is given adequate safeguards by using 'standard contractual clauses' which have been adopted or approved by the UK and the EU, or other solutions that are in line with the requirements of European data protection laws.

A copy of our security measures for personal information transfers can be obtained from our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN, or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com 7.

How long we keep your personal information for

We will retain and process your personal information for as long as necessary to meet the purposes for which it was originally



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collected. These periods of time are subject to legal, tax and regulatory requirements or to enable us to manage our business.

Your data protection rights

You have a number of rights under the data protection laws, namely:

to access your data (by way of a subject access request);

to have your data rectified if it is inaccurate or incomplete;

in certain circumstances, to have your data deleted or removed;

in certain circumstances, to restrict the processing of your data;

a right of data portability, namely to obtain and reuse your data for your own purposes across different services;

to object to direct marketing;

not to be subject to automated decision making (including profiling), where it produces a legal effect or a similarly significant effect on you;

to claim compensation for damages caused by a breach of the data protection legislation.

if we are processing your personal information with your consent, you have the right to withdraw your consent at any time.

We will, for the purposes of providing you with a contract of insurance, processing claims, reinsurance and targeted marketing, process your personal information by means of automated decision making and profiling where we have a legitimate interest or you have consented to this.

What happens if you fail to provide your personal information to us

If you do not provide us with your personal information, we will not be able to provide you with a contract or assess future claims for the service you have requested.

Fraud prevention and detection

In order to prevent and detect fraud we may at any time:

check your personal data against counter fraud systems

use your information to search against various publicly available and third party resources

use industry fraud tools including undertaking credit searches and to review your claims history

share information about you with other organisations including but not limited to the police, the Insurance Fraud Bureau (IFB), other insurers and other interested parties.

If you provide false or inaccurate information and fraud is identified, the matter will be investigated and appropriate action taken. This may result in your case being referred to the Insurance Fraud Enforcement Department (IFED) or other police forces and fraud prevention agencies. You may face fines or criminal prosecution. In addition, Zurich may register your name on the Insurance Fraud Register, an industry-wide fraud database.

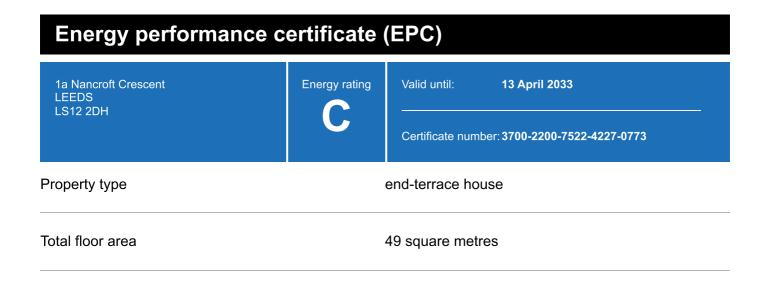
Claims history

We may pass information relating to claims or potential claims to any relevant database. We and other insurers may search these databases when you apply for insurance, when claims or potential claims are notified to us or at time of renewal to validate your claims history or that of any other person or property likely to be involved in the policy or claim.

This helps to check information provided and prevent fraudulent claims.



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Rules on letting this property

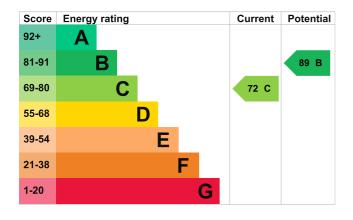
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Flat, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 220 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £478 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could **save £40 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 4,879 kWh per year for heating
- 1,821 kWh per year for hot water

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impact of this property

This property's current environmental impact rating is C. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

An average household 6 tonnes of CO2 produces

This property produces 1.9 tonnes of CO2

This property's potential production	0.8 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Heating controls (room thermostat)	£350 - £450	£19
2. Solar water heating	£4,000 - £6,000	£21
3. Solar photovoltaic panels	£3,500 - £5,500	£345

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name Ian Adler
Telephone 03300881141

Email <u>ian@epcnational.co.uk</u>

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme Stroma Certification Ltd

Assessor's ID STRO038069
Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

About this assessment

Assessor's declaration

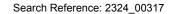
Date of assessment

Date of certificate

Type of assessment

No related party
20 March 2023
14 April 2023

RdSAP





Land and Property Search Service Civic Hall Leeds LS1 1UR

Tel: (0113) 3784306 Fax: (0113) 3367120

REGISTER OF LOCAL LAND CHARGES OFFICIAL CERTIFICATE OF SEARCH

Search Reference:

2324_00317

NLIS Reference: Date:

25-Apr-2023

Applicant:

Safe-Move C/O TM Search Choice Limited

documentindexing@tmgroup.co.uk

Official Search required in all parts of the Register of Local Land Charges for subsisting registrations against the land described and the plan submitted.

Land:

1A, Nancroft Crescent

Armley Leeds LS12 2DH

It is hereby certified that the search requested above reveals the 3 registrations described in the Schedule(s) hereto up to and including the date of this certificate.

Signed:

Land and Property Search Manager

7 More

LLC1: Search Reference: 2324_00317 Date: 25/04/23



Leeds City Council

Register of Local Land Charges Schedule to Official Certificate of Search

Part 3: Planning Charges (b) Other planning charges					
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration		
Article 4 Direction restricting permitted development. Direction made under Article 4(1) to which Article 5 applies. This Article 4 Direction was made on 09 February 2011 and Confirmed under the Common Seal of Leeds City Council on 25 August 2011. This Article 4 Direction will come into force on 10 February 2012. Town and Country Planning (General Permitted Development) Order 1995 Ref:80139 TLC Ref: PT882313	Leeds City Council	Upon written request to Local Land Charges (or email to LandPSS@leeds.gov.uk)	11/02/2011		
Application Number: 24/150/05/FU Full Planning Application Decision dated 26/05/2005 2 storey side extension to form additional one bedroom accommodation to dwelling TLC Ref: AP484322	Leeds City Council	Upon written request, please email Department.of.Planning@leeds.gov.uk	26/05/2005		

LLC1: Search Reference: 2324_00317 Date: 25/04/23



Leeds City Council Register of Local Land Charges Schedule to Official Certificate of Search

Part 4: Miscellaneous Charges						
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration			
Smoke Control Order No.: 118 City of Leeds - Castleton (Armley Road) Smoke Control Order, 1973 issued on 01/10/1974 Clean Air Act 1956, Section 11 Ref:27543 TLC Ref: SM15318	Leeds City Council	Upon written request to Local Land Charges (or email to LandPSS@leeds.gov.uk)	29/03/1974			

LLC1: Search Reference: 2324_00317 Date: 25/04/23



Leeds City Council

Register of Local Land Charges Schedule to Official Certificate of Search

Search Reference: 2324_00317



Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

Applicant:

Safe-Move C/O TM Search Choice Limited

documentindexing@tmgroup.co.uk

Search Reference: 2324_00317

NLIS Reference:

Date: 26-Apr-2023

Property:

1A, Nancroft Crescent

Armley Leeds LS12 2DH

Other Roads etc:

I refer to your Standard Enquiries relating to the above property. These replies relate to that property as shown on the location plan where supplied. The replies are given subject to the Notes to the Standard Enquiries.

All correspondence relating to these answers should quote the official Search Reference.

Search Reference: 2324_00317 Page 1 of 14

Search Reference: 2324_00317



Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

Standard Enquiries of Local Authority

PLANNING AND BUILDING REGULATIONS

1.1 Planning and building decisions and pending applications
Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications or agreements?

(a) a planning permission

Reference: 24/150/05/FU

2 storey side extension to form additional one bedroom accommodation to dwelling

Date of Decision: 26/05/2005

Decision : Approved

(b) a listed building consent

None

(c) a conservation area consent

None

(d) a certificate of lawfulness of existing use or development

None

(e) a certificate of lawfulness of proposed use or development

None

(f) a certificate of lawfulness of proposed works for listed buildings

None

(g) a heritage partnership agreement

None

(h) a listed building consent order

None

(i) a local listed building consent order

None

(j) building regulations approval

Search Reference: 2324_00317 Page 2 of 14

Search Reference: 2324_00317



Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

Application No: 06/06340/DOMFP

Description: Extension to side of house to form new 1 bedroom dwelling

Date Received: 12/06/2006 Decision: Plans Rejected

Completion? No

(k) building regulation completion certificate and

None

(I) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

The applicant should raise this enquiry with the owner or occupier of the property who, if applicable, should be asked to produce any such certificate by a certified person who is registered under a recognised Competent Persons Scheme.

Informative

- (1) No information regarding Planning Site History prior to 1974 is shown on this search.
- (2) Council computerised records of Building Regulations Applications do not extend back before 1 January 1993 and this reply covers only the period since that date. Prior records would have to be searched manually at additional cost.
- (3) Council records of Completion Certificates do no extend back before 1 January 1993 and this reply covers only the period since that date. Prior records would have to be searched manually at additional cost.
- (4) As from 1 April 2002 the installation of a replacement window, rooflight or roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under a recognised Self-Assessment Scheme. The owner or occupier of the property should be asked to produce any such certificate.
- (5) The above replies do not cover other properties in the vicinity of the property.
- (6) Where building control is currently being administered by an outside body, the seller or developer should be asked to provide evidence of compliance with building regulations.
- (7) As from 1 January 2005 electrical installation works must either have building regulation approval or be carried out and certified by a person who is registered under a recognised Competent Persons Scheme. The owner or occupier of the property should be asked to produce any such certificate.
- (8) As from 1 April 2006 2 gas boiler installation works must either have building regulation approval or be carried out and certified by a person who is registered under a recognised Competent Persons Scheme. The owner or occupier of the property should be asked to produce any such certificate. Copies of the above can be obtained upon request in writing to either the Planning Register Section (for 1.1 a-e) or Building Control (for 1.1 f-h), Development Department, The Leonardo Building, 2 Rossington Street, Leeds LS2 8HD (or email dec@leeds.gov.uk).

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Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

1.2 Planning designations and proposals

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?

H4 Main and Smaller Urban Areas
SP4 Regeneration Priority Area
WARNING Policies: N18,N29,H6,H5,G9, are not included in LDF Policies Map Theme
Search. Please perform specific policy search for these policies
EC3 Employment Shortfall Area
SP4 Regeneration Priority Area
H3 Density of Residential Development
T30C Aerodrome Safeguarding Area
Minerals 3 MSA Coal

Informative

- (1) This reply reflects policies or proposals in the adopted Unitary Development Plan(UDP) and in any formally proposed alteration or replacement plan, but does not include policies contained in planning guidance notes.
- (2) Not all the policies in the UDP are expressed as designations or allocations related to land parcels or areas. Enquirers interested in carrying out development (including alterations and changes of use) are recommended to consult the UDP and relevant Development Plan Documents (DPDs) in its entirety to ascertain how proposals might be affected.
- (3) PLEASE NOTE: A Selective Review of the Leeds UDP has been undertaken and the Revised Plan was adopted in July 2006.
- (4) Under the Planning & Compensation Act 2004, the City Council is preparing a number of new plans, as part of the Local Development Framework (LDF), which, once adopted, will replace aspects of the relevant geographic area of the UDP. These are: The Natural Resources and Waste Local Plan (Adopted 16th January 2013) The Core Strategy for the Leeds District (this will have a key diagram but not contain site specific Allocations but once Adopted will result in some changes to the Policies Map). These plans are at different stages of preparation and are not yet adopted Council policy. However, enquirers interested in progress and emerging proposals contained in these plans should contact the City

Council (tel: 0113 222 4409) for more information. These plans constitute parts of the Councils Local

Development Framework (LDF) and are part of an ongoing rolling programme to produce up to date plans and policies for Leeds which will eventually replace the UDP. The current work programme, including the

above documents, is summarised in the Local Development Scheme (LDS) which can be inspected at

www.leeds.gov.uk/ldf or by requesting a copy from the Development Enquiry Centre.

ROADS AND PUBLIC RIGHTS OF WAY

Search Reference: 2324_00317



Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

Roadways, footways and footpaths

- 2.1 Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:
- (a) highways maintainable at public expense

Nancroft Crescent is publicly maintained.

(b) subject to adoption and, supported by a bond or bond waiver

None

(c) to be made up by a local authority who will reclaim the cost from the frontagers

None

(d) to be adopted by a local authority without reclaiming the cost from the frontagers

None

Informative

If a road, footpath or footway is not a highway, there may be no right to use it. The Council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

Public rights of way

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

None. Additional public rights of way may exist other than those shown on the definitive map which the Public Rights of Way Section is not currently aware of. If this is of concern, the purchasers are advised to undertake their own investigations.

Solicitors are advised to contact PROW@Leeds.gov.uk with any queries.

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?

No

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?

No

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

Search Reference: 2324_00317 Page 5 of 14



Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

Not applicable

Informative

Additional public rights of way may exist other than those shown on the definitive map. If in doubt, solicitors are advised to contact Angela Cookland on 0113 3782906 or e-mail angela.cookland@leeds.gov.uk

OTHER MATTERS

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so, how can copies of the relevant documents be obtained?

Note: Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1. to 3.15. below.

3.1 Land required for public purposes Is the property included in land required for public purposes?

No

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

No

- 3.3 Drainage matters
- (a) Is the property served by a sustainable urban drainage system (SuDS)?

No data held at the present time.

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

No data held at the present time.

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

No data held at the present time.

Informative

Search Reference: 2324_00317 Page 6 of 14



Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

Schedule 3 of the Flood Water management Act 2010 has not yet been enacted. As a result this authority does not currently record the information that would be used to answer this question. If you have specific concerns with SuDS please email your enquiry to land.drainage@leeds.gov.uk

3.4 Nearby road schemes

Is the property (or will it be) within 200 metres of any of the following?

(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme

None

(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

(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving:-

None

(d) the outer limits of:

None

(e) the centre line of the proposed route of a new road under proposals published for public consultation

None

(f) the outer limits of:-

None

- 3.5 Nearby railway schemes
- (a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?

No

(b) Are there are any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

HS2 Phase 2B High Speed Rail. Further information on this scheme is available from https://www.gov.uk/government/publications/hs2-phase-2b-safeguarding-maps-wakefield-leeds-and-north-yorkshire

Search Reference: 2324_00317 Page 7 of 14



(k) cycle tracks

Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

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? (a) permanent stopping up or diversion
No No
(b) waiting or loading restrictions
No.
(c) one way driving
No
(d) prohibition of driving
No
(e) pedestrianisation
No
(f) vehicle width or weight restriction
No
(g) traffic calming works including road humps
No
(h) residents parking controls
No
(i) minor road widening or improvement
A647 Bradford to Leeds bus priority corridor. For further information contact M. Tatchell-Evans on 0113 378 3655.
(j) pedestrian crossings
A647 Bradford to Leeds bus priority corridor. For further information contact M. Tatchell-Evans on 0113 378 3655.

Search Reference: 2324_00317 Page 8 of 14



Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

A647 Bradford to Leeds bus priority corridor. For further information contact M. Tatchell-Evans on 0113 378 3655.
(I) bridge building
No
3.7 Outstanding noticesDo any statutory notices which relate to the following matters subsist in relation to the property oth than those revealed in a response to any other enquiry in this form?(a) building works
None
(b) environment
None
(c) health and safety
None
(d) housing
None
(e) highways
None
(f) public health
None
(g) flood and coastal erosion risk management
None
3.8 Contravention of building regulations Has a local authority authorised in relation to the property any proceedings for the contravention o any provision contained in building regulations?

No

3.9 Notices, orders, directions and proceedings under Planning Acts
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?

Search Reference: 2324_00317 Page 9 of 14



Land and Property Search Service Civic Hall Leeds LS1 1UR

	Emai: LandPSS@leeds.gov.uk	Tel: (0113) 378430
(a) an enforcement notice		
No		
(b) a stop notice		
No		
(c) a listed building enforcement notice		
No		
(d) a breach of condition notice		
Reference: 12/01122/UCU3 Authorise	d: 13/03/2014	
(e) a planning contravention notice		
No		
(f) another notice relating to breach of planning	control	
No		
(g) a listed building repairs notice		
No		
(h) in the case of a listed building deliberately a order with a direction for minimum compensation		oulsory purchase
No		
(i) a building preservation notice		
No		
(j) a direction restricting permitted developmen	t	
No		
(k) an order revoking or modifying planning per	rmission	
No		
(I) an order requiring discontinuance of use or	alteration or removal of building or	works

Search Reference: 2324_00317 Page 10 of 14



Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

No

(m) a tree preservation order

No

(n) proceedings to enforce a planning agreement or planning contribution

No

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

Yes, a charging schedule is now in place. The charging schedule applies to the entire city.

For further details visit the following web page: https://www.leeds.gov.uk/planning/community-infrastructure-levy

If you have any other enquiries about the CIL charging schedule please email cil@leeds.gov.uk

- (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?

No

(ii) a notice of chargable development?

No

(iii) a demand notice?

No

(iv) a default liability notice?

No

(v) an assumption of liability notice?

No

(vi) a commencement notice?

No

(c) Has any demand notice been suspended?

N/A

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

Search Reference: 2324_00317 Page 11 of 14



Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

If a notice has been revealed, please email cil@leeds.gov.uk for an updated position with regard to payments.

(e) Has the Local Authority received any appeal against any of the above?

N/A

(f) Has a decision been taken to apply for a liability order?

N/A

(g) Has a liability order been granted?

N/A

(h) Have any other enforcement measures been taken?

N/A

3.11 Conservation area

Do the following apply in relation to the property?

(a) the making of the area a conservation area before 31 August 1974

No

(b) an unimplemented resolution to designate the area a Conservation Area

None

3.12 Compulsory purchase

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

No

3.13 Contaminated land

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 in such a condition that harm or pollution of controlled waters might be caused on the property)?

(a) a contaminated land notice

No

- (b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990
 - (i) No
 - (ii) No

Search Reference: 2324_00317 Page 12 of 14



Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice

No

Informative

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

3.14 Radon gas

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

No information available

Informative

We do NOT hold this information. Contact the Health Protection Agency - radon@hpa.org.uk

- 3.15 Assets of Community Value
- (a) Has the property been nominated as an asset of community value?
 - (i) Is it listed as an asset of community value? (ii) Was it excluded and placed on the 'nominated but not listed' list? (iii) Has the listing expired? (iv) Is the Local Authority reviewing or proposing to review the listing? (v) Are there any subsisting appeals against the listing?

No

- (i) to (v) Not applicable
- (b) If the property is listed:
 - (i) Has the Local Authority decided to apply to Land Registry for an entry or cancellation of a restriction in respect of listed affecting the property? (ii) Has the Local Authority received a notice of disposal? (iii) Has any community interest group requested to be treated as a bidder?
 - (i) to (iii) Not applicable

These replies have been given in accordance with the notes appended to CON29 form.

Search Reference: 2324_00317 Page 13 of 14



Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.

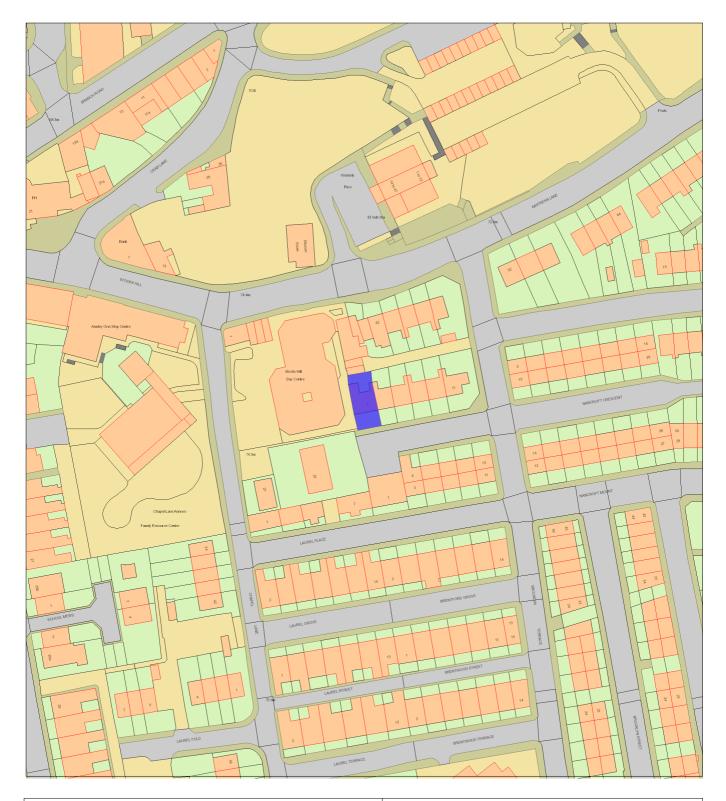
The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility for negligence will be owed to the person who raised the enquiries and the person on whose behalf they were raised. It will also be owed to any other person who has knowledge (personally or though an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.

This Form should be read in conjunction with the guidance notes available separately.

Area means any area in which the property is located.

References to the Local Authority include any predecessor Local Authority and also any Local Authority committee, sub-committee or other body or person exercising powers delegated by the Local Authority and their approval includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Local Authority and County Local Authority.

Search Reference: 2324_00317 Page 14 of 14



Property Address: 1A, Nancroft Crescent

Armley Leeds

LS12 2DH

Leeds

Legal Services Local Land Charges

Civic Hall Leeds LS1 1UR

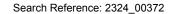
Date: 25-Apr-2023 **Scale:** 1: 1250

This map is based upon Ordnance Surve's Digital Data with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office

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Please Note: data shown on this map has currently NOT been corrected according to the OS Positional Accuracy Improvement Programme. The map base used by Leeds City Council follows the Ordnance Survey data from Pre Augu22004. A project will be undertaken at a later date to recheck the map base used and correct any misalignments the meantime any queries or errors in search results can be raised with the Local Land Charges team of 0113 24740156.





Land and Property Search Service Civic Hall Leeds LS1 1UR

Tel: (0113) 3784306 Fax: (0113) 3367120

REGISTER OF LOCAL LAND CHARGES OFFICIAL CERTIFICATE OF SEARCH

Search Reference:

2324_00372

NLIS Reference: Date:

28-Apr-2023

Applicant:

Safe-Move C/O TM Search Choice Limited

documentindexing@tmgroup.co.uk

Official Search required in all parts of the Register of Local Land Charges for subsisting registrations against the land described and the plan submitted.

Land:

1, Nancroft Crescent

Armley Leeds LS12 2DH

It is hereby certified that the search requested above reveals the 3 registrations described in the Schedule(s) hereto up to and including the date of this certificate.

Signed:

Land and Property Search Manager

7 More

LLC1: Search Reference: 2324_00372 Date: 27/04/23



Leeds City Council

Register of Local Land Charges Schedule to Official Certificate of Search

Part 3: Planning Charges (b) Other planning charges					
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration		
Article 4 Direction restricting permitted development. Direction made under Article 4(1) to which Article 5 applies. This Article 4 Direction was made on 09 February 2011 and Confirmed under the Common Seal of Leeds City Council on 25 August 2011. This Article 4 Direction will come into force on 10 February 2012. Town and Country Planning (General Permitted Development) Order 1995 Ref:80139 TLC Ref: PT882313	Leeds City Council	Upon written request to Local Land Charges (or email to LandPSS@leeds.gov.uk)	11/02/2011		
Application Number: 24/150/05/FU Full Planning Application Decision dated 26/05/2005 2 storey side extension to form additional one bedroom accommodation to dwelling TLC Ref: AP484322	Leeds City Council	Upon written request, please email Department.of.Planning@leeds.gov.uk	26/05/2005		

LLC1: Search Reference: 2324_00372 Date: 27/04/23



Leeds City Council Register of Local Land Charges Schedule to Official Certificate of Search

Part 4: Miscellaneous Charges				
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration	
Smoke Control Order No.: 118 City of Leeds - Castleton (Armley Road) Smoke Control Order, 1973 issued on 01/10/1974 Clean Air Act 1956, Section 11 Ref:27543 TLC Ref: SM15318	Leeds City Council	Upon written request to Local Land Charges (or email to LandPSS@leeds.gov.uk)	29/03/1974	

LLC1: Search Reference: 2324_00372 Date: 27/04/23



Leeds City Council

Register of Local Land Charges Schedule to Official Certificate of Search



Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

Applicant:

Safe-Move C/O TM Search Choice Limited documentindexing@tmgroup.co.uk

Search Reference: 2324_00372

NLIS Reference: Date:

02-May-2023

Property:

1, Nancroft Crescent

Armley Leeds LS12 2DH

Other Roads etc:

I refer to your Standard Enquiries relating to the above property. These replies relate to that property as shown on the location plan where supplied. The replies are given subject to the Notes to the Standard Enquiries.

All correspondence relating to these answers should quote the official Search Reference.

Search Reference: 2324_00372 Page 1 of 14



Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

Standard Enquiries of Local Authority

PLANNING AND BUILDING REGULATIONS

1.1 Planning and building decisions and pending applications
Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications or agreements?

(a) a planning permission

Reference: 24/150/05/FU

2 storey side extension to form additional one bedroom accommodation to dwelling

Date of Decision: 26/05/2005

Decision : Approved

(b) a listed building consent

None

(c) a conservation area consent

None

(d) a certificate of lawfulness of existing use or development

None

(e) a certificate of lawfulness of proposed use or development

None

(f) a certificate of lawfulness of proposed works for listed buildings

None

(g) a heritage partnership agreement

None

(h) a listed building consent order

None

(i) a local listed building consent order

None

(j) building regulations approval

Search Reference: 2324_00372 Page 2 of 14



Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

Application No: 06/06340/DOMFP

Description: Extension to side of house to form new 1 bedroom dwelling

Date Received: 12/06/2006 Decision: Plans Rejected

Completion? No

(k) building regulation completion certificate and

None

(I) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

The applicant should raise this enquiry with the owner or occupier of the property who, if applicable, should be asked to produce any such certificate by a certified person who is registered under a recognised Competent Persons Scheme.

Informative

- (1) No information regarding Planning Site History prior to 1974 is shown on this search.
- (2) Council computerised records of Building Regulations Applications do not extend back before 1 January 1993 and this reply covers only the period since that date. Prior records would have to be searched manually at additional cost.
- (3) Council records of Completion Certificates do no extend back before 1 January 1993 and this reply covers only the period since that date. Prior records would have to be searched manually at additional cost.
- (4) As from 1 April 2002 the installation of a replacement window, rooflight or roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under a recognised Self-Assessment Scheme. The owner or occupier of the property should be asked to produce any such certificate.
- (5) The above replies do not cover other properties in the vicinity of the property.
- (6) Where building control is currently being administered by an outside body, the seller or developer should be asked to provide evidence of compliance with building regulations.
- (7) As from 1 January 2005 electrical installation works must either have building regulation approval or be carried out and certified by a person who is registered under a recognised Competent Persons Scheme. The owner or occupier of the property should be asked to produce any such certificate.
- (8) As from 1 April 2006 2 gas boiler installation works must either have building regulation approval or be carried out and certified by a person who is registered under a recognised Competent Persons Scheme. The owner or occupier of the property should be asked to produce any such certificate. Copies of the above can be obtained upon request in writing to either the Planning Register Section (for 1.1 a-e) or Building Control (for 1.1 f-h), Development Department, The Leonardo Building, 2 Rossington Street, Leeds LS2 8HD (or email dec@leeds.gov.uk).

Search Reference: 2324_00372 Page 3 of 14



Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

1.2 Planning designations and proposals

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?

H4 Main and Smaller Urban Areas
SP4 Regeneration Priority Area
WARNING Policies: N18,N29,H6,H5,G9, are not included in LDF Policies Map Theme
Search. Please perform specific policy search for these policies
EC3 Employment Shortfall Area
SP4 Regeneration Priority Area
H3 Density of Residential Development
T30C Aerodrome Safeguarding Area
Minerals 3 MSA Coal

Informative

- (1) This reply reflects policies or proposals in the adopted Unitary Development Plan(UDP) and in any formally proposed alteration or replacement plan, but does not include policies contained in planning guidance notes.
- (2) Not all the policies in the UDP are expressed as designations or allocations related to land parcels or areas. Enquirers interested in carrying out development (including alterations and changes of use) are recommended to consult the UDP and relevant Development Plan Documents (DPDs) in its entirety to ascertain how proposals might be affected.
- (3) PLEASE NOTE: A Selective Review of the Leeds UDP has been undertaken and the Revised Plan was adopted in July 2006.
- (4) Under the Planning & Compensation Act 2004, the City Council is preparing a number of new plans, as part of the Local Development Framework (LDF), which, once adopted, will replace aspects of the relevant geographic area of the UDP. These are: The Natural Resources and Waste Local Plan (Adopted 16th January 2013) The Core Strategy for the Leeds District (this will have a key diagram but not contain site specific Allocations but once Adopted will result in some changes to the Policies Map). These plans are at different stages of preparation and are not yet adopted Council policy. However, enquirers interested in progress and emerging proposals contained in these plans should contact the City

Council (tel: 0113 222 4409) for more information. These plans constitute parts of the Councils Local

Development Framework (LDF) and are part of an ongoing rolling programme to produce up to date plans and policies for Leeds which will eventually replace the UDP. The current work programme, including the

above documents, is summarised in the Local Development Scheme (LDS) which can be inspected at

www.leeds.gov.uk/ldf or by requesting a copy from the Development Enquiry Centre.

ROADS AND PUBLIC RIGHTS OF WAY

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Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

Roadways, footways and footpaths

- 2.1 Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:
- (a) highways maintainable at public expense

Nancroft Crescent is publicly maintained.

(b) subject to adoption and, supported by a bond or bond waiver

None

(c) to be made up by a local authority who will reclaim the cost from the frontagers

None

(d) to be adopted by a local authority without reclaiming the cost from the frontagers

None

Informative

If a road, footpath or footway is not a highway, there may be no right to use it. The Council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

Public rights of way

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

None. Additional public rights of way may exist other than those shown on the definitive map which the Public Rights of Way Section is not currently aware of. If this is of concern, the purchasers are advised to undertake their own investigations.

Solicitors are advised to contact PROW@Leeds.gov.uk with any queries.

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?

No

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?

No

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

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Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

Not applicable

Informative

Additional public rights of way may exist other than those shown on the definitive map. If in doubt, solicitors are advised to contact Angela Cookland on 0113 3782906 or e-mail angela.cookland@leeds.gov.uk

OTHER MATTERS

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so, how can copies of the relevant documents be obtained?

Note: Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1. to 3.15. below.

3.1 Land required for public purposes Is the property included in land required for public purposes?

No

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

No

- 3.3 Drainage matters
- (a) Is the property served by a sustainable urban drainage system (SuDS)?

No data held at the present time.

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

No data held at the present time.

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

No data held at the present time.

Informative

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Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

Schedule 3 of the Flood Water management Act 2010 has not yet been enacted. As a result this authority does not currently record the information that would be used to answer this question. If you have specific concerns with SuDS please email your enquiry to land.drainage@leeds.gov.uk

3.4 Nearby road schemes

Is the property (or will it be) within 200 metres of any of the following?

(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme

None

(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

(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving:-

None

(d) the outer limits of:

None

(e) the centre line of the proposed route of a new road under proposals published for public consultation

None

(f) the outer limits of:-

None

- 3.5 Nearby railway schemes
- (a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?

No

(b) Are there are any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

HS2 Phase 2B High Speed Rail. Further information on this scheme is available from https://www.gov.uk/government/publications/hs2-phase-2b-safeguarding-maps-wakefield-leeds-and-north-yorkshire

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Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

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? (a) permanent stopping up or diversion
No No
(b) waiting or loading restrictions
No.
(c) one way driving
No
(d) prohibition of driving
No
(e) pedestrianisation
No
(f) vehicle width or weight restriction
No
(g) traffic calming works including road humps
No
(h) residents parking controls
No
(i) minor road widening or improvement
A647 Bradford to Leeds bus priority corridor. For further information contact M. Tatchell-Evans on 0113 378 3655.
(j) pedestrian crossings
A647 Bradford to Leeds bus priority corridor. For further information contact M. Tatchell-Evans on 0113 378 3655.
(k) cycle tracks

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Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

A647 Bradford to Leeds bus priority corridor. For further information contact M. Tatchell-Evans on 0113 378 3655.
(I) bridge building
No
3.7 Outstanding noticesDo any statutory notices which relate to the following matters subsist in relation to the property oth than those revealed in a response to any other enquiry in this form?(a) building works
None
(b) environment
None
(c) health and safety
None
(d) housing
None
(e) highways
None
(f) public health
None
(g) flood and coastal erosion risk management
None
3.8 Contravention of building regulations Has a local authority authorised in relation to the property any proceedings for the contravention o any provision contained in building regulations?

No

3.9 Notices, orders, directions and proceedings under Planning Acts
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?

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Land and Property Search Service Civic Hall Leeds LS1 1UR

	Emai: LandPSS@leeds.gov.uk	Tel: (0113) 378430
(a) an enforcement notice		
No		
(b) a stop notice		
No		
(c) a listed building enforcement notice		
No		
(d) a breach of condition notice		
Reference: 12/01122/UCU3 Authorise	ed: 13/03/2014	
(e) a planning contravention notice		
No		
(f) another notice relating to breach of planning	g control	
No		
(g) a listed building repairs notice		
No		
(h) in the case of a listed building deliberately order with a direction for minimum compensation		oulsory purchase
No		
(i) a building preservation notice		
No		
(j) a direction restricting permitted developmen	nt	
No		
(k) an order revoking or modifying planning pe	rmission	
No		
(I) an order requiring discontinuance of use or	alteration or removal of building or	works

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Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

No

(m) a tree preservation order

No

(n) proceedings to enforce a planning agreement or planning contribution

No

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

Yes, a charging schedule is now in place. The charging schedule applies to the entire city.

For further details visit the following web page: https://www.leeds.gov.uk/planning/community-infrastructure-levy

If you have any other enquiries about the CIL charging schedule please email cil@leeds.gov.uk

- (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?

No

(ii) a notice of chargable development?

No

(iii) a demand notice?

Νο

(iv) a default liability notice?

No

(v) an assumption of liability notice?

No

(vi) a commencement notice?

No

(c) Has any demand notice been suspended?

N/A

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

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Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

If a notice has been revealed, please email cil@leeds.gov.uk for an updated position with regard to payments.

(e) Has the Local Authority received any appeal against any of the above?

N/A

(f) Has a decision been taken to apply for a liability order?

N/A

(g) Has a liability order been granted?

N/A

(h) Have any other enforcement measures been taken?

N/A

3.11 Conservation area

Do the following apply in relation to the property?

(a) the making of the area a conservation area before 31 August 1974

No

(b) an unimplemented resolution to designate the area a Conservation Area

None

3.12 Compulsory purchase

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

No

3.13 Contaminated land

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 in such a condition that harm or pollution of controlled waters might be caused on the property)?

(a) a contaminated land notice

No

- (b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990
 - (i) No

(ii) No

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Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice

No

Informative

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

3.14 Radon gas

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

No information available

Informative

We do NOT hold this information. Contact the Health Protection Agency - radon@hpa.org.uk

- 3.15 Assets of Community Value
- (a) Has the property been nominated as an asset of community value?
 - (i) Is it listed as an asset of community value? (ii) Was it excluded and placed on the 'nominated but not listed' list? (iii) Has the listing expired? (iv) Is the Local Authority reviewing or proposing to review the listing? (v) Are there any subsisting appeals against the listing?

No

- (i) to (v) Not applicable
- (b) If the property is listed:
 - (i) Has the Local Authority decided to apply to Land Registry for an entry or cancellation of a restriction in respect of listed affecting the property? (ii) Has the Local Authority received a notice of disposal? (iii) Has any community interest group requested to be treated as a bidder?
 - (i) to (iii) Not applicable

These replies have been given in accordance with the notes appended to CON29 form.

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Land and Property Search Service Civic Hall Leeds LS1 1UR

Emai: LandPSS@leeds.gov.uk Tel: (0113) 3784306

References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.

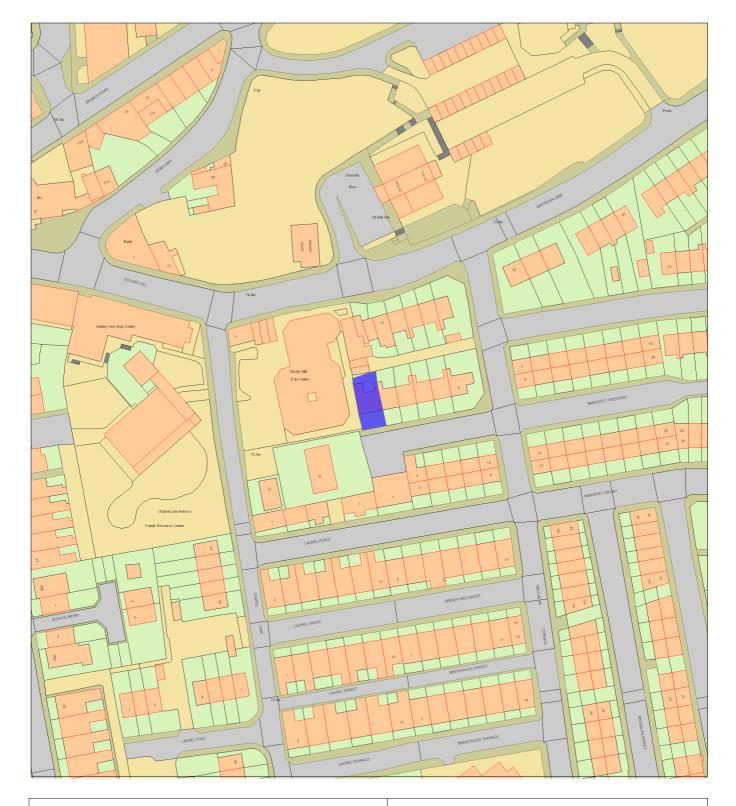
The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility for negligence will be owed to the person who raised the enquiries and the person on whose behalf they were raised. It will also be owed to any other person who has knowledge (personally or though an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.

This Form should be read in conjunction with the guidance notes available separately.

Area means any area in which the property is located.

References to the Local Authority include any predecessor Local Authority and also any Local Authority committee, sub-committee or other body or person exercising powers delegated by the Local Authority and their approval includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Local Authority and County Local Authority.

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Property Address: 1, Nancroft Crescent

> Armley Leeds

LS12 2DH



Legal Services **Local Land Charges** Civic Hall Leeds LS1 1UR

Date: 27-Apr-2023 Scale: 1: 1250

This map is based upon Ordnance Surveys Digital Data with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office

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Please Note: data shown on this map has currently NOT been corrected according to the OS Positional Accuracy Improvement Programme The map base used by Leeds City Council follows the Ordnance Survey data from Pre Augua04. Á project will be undertaken at a later date to recheck the map base used and correct any misalignments the meantime any queries or errors in search results can be raised with the Local Land Charges team oû113 24740156.

HM Land Registry

Transfer of whole of registered title(s)



Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

For information on how HM Land Registry processes your personal information, see our <u>Personal Information</u> Charter.

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name(s) of **all** the persons transferring the property.

Complete as appropriate where the transferor is a company.

Enter the overseas entity ID issued by Companies House for the transferor pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in <u>practice guide 78: overseas</u> entities.

- 1 Title number(s) of the property:

 YWE 13607
- 2 Property:

1 and 1a Nancroft Crescent, Armley, LS12 2DH

- 3 Date:
- 4 Transferor:

David Shaun Hardy

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas entities

- (a) Territory of incorporation or formation:
- (b) Overseas entity ID issued by Companies House, including any prefix:
- (c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

Give full name(s) of **all** the persons to be shown as registered proprietors.

5

Transferee for entry in the register:

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Enter the overseas entity ID issued by Companies House for the transferee pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in <u>practice guide 78: overseas entities.</u>

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 11.

Place 'X' in any box that applies.

Add any modifications.

	For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix:						
	For overseas entities (a) Territory of incorporation or formation:						
	(b) Overseas entity ID issued by Companies House, including any prefix:						
	(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:						
6	Transferee's intended address(es) for service for entry in the register:						
7	The transferor transfers the property to the transferee						
	The transferor transfers the property to the transferee						
8	Consideration						
	• • •						
	Consideration [X] The transferor has received from the transferee for the						
	Consideration [X] The transferor has received from the transferee for the property the following sum (in words and figures): [In the transfer is not for money or anything that has a						
	Consideration [X] The transferor has received from the transferee for the property the following sum (in words and figures): [IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII						
8	Consideration X The transferor has received from the transferee for the property the following sum (in words and figures): The transfer is not for money or anything that has a monetary value Insert other receipt as appropriate:						
8	Consideration [X] The transferor has received from the transferee for the property the following sum (in words and figures): [Insert other receipt as appropriate: [Insert other receipt with]						

Where the transferee is more than one person, place 'X' in the appropriate box.	10 Declaration of trust. The transferee is more than one person and		
			they are to hold the property on trust for themselves as joint tenants
			they are to hold the property on trust for themselves as tenants in common in equal shares
Complete as necessary.			they are to hold the property on trust:

The registrar will enter a Form A restriction in the register *unless:*

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, or
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to <u>Joint property ownership</u> and <u>practice guide 24: private trusts of land</u> for further guidance. These are both available on the GOV.UK website.

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

	A 1 1111 1	
11	Additional	provisions
	/ waitional	PIOVISIONS

- 1. The Transferee hereby covenants with the Transferor by way of indemnity only to observe and perform the covenants contained mentioned or referred to in the Charges Register of the above-mentioned title so far as the same are still subsisting and capable of taking effect and will indemnify the Transferor and their estate and effects from and against all actions claims costs and demands received from any breach non-observance and non-performance thereof
- 2. In this Transfer where the context admits the singular shall include the plural and vice versa.

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 10 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to <u>Joint property ownership</u> and <u>practice guide 24: private trusts of land</u> for further guidance.

Examples of the correct form of execution are set out in <u>practice guide 8: execution of deeds</u>. Execution as a deed usually means that a witness must also sign, and add their name and address.

Remember to date this deed in panel 3.

12 Execution	
Signed as a deed by DAVID SHAUN HARDY in the presence of:	Signature
Signature of witness	
Name (in BLOCK CAPITALS)	
Address	
Signed as a deed by (full name of individual) in the presence of:	Signature
Signature of witness	
Name (in BLOCK CAPITALS)	
Address	

WARNING

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

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.





Residential CON29DW Drainage & Water Report

1A, Nancroft Crescent, Leeds, LS12 2DH **Property**

Date of report 25-Apr-2023

Our reference CAS-257548-K2D9H8 Prepared for Ison Harrison Ltd (Otley)

Your reference smn/331725-0003

















Maps

Charging



At a glance

- The property is connected for foul and surface water drainage and a mains water supply.
- It is billed according to a meter.
- There are no sewers within the boundary.
- No S104 agreement is recorded.
- No build over consultation is recorded.







Risk Summary Table

Question			Answer
1.1	Where relevant, please include a copy of an extract from the public sewer map.	Green	Included
1.2	Where relevant, please include a copy of an extract from the map of waterworks	Green	Included
2.1	Does foul water from the property drain to a public sewer?	Green	Yes
2.2	Does surface water from the property drain to a public sewer?	Green	Yes
2.3	Is a surface water drainage charge payable?	Green	Yes
2.4	Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	Green	No
2.4.1	Does the public sewer map indicate any public pumping station or any other ancilliary apparatus within the boundaries of the property?	Green	No
2.5	Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?	Green	yes
2.5.1	Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres (164.04 feet) of any buildings within the property?	Green	No
2.6	Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?	Green	No
2.7	Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?	Green	No
2.8	Is the building, which is or forms part of the property, at risk of internal flooding due to overloaded public sewers?	Green	No
2.9	Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.	Amber	See report
3.1	Is the property connected to mains water supply?	Green	Yes
3.2	Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	Green	No
3.3	Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	Green	No
3.4	Is the property at risk of receiving low water pressure or flow?	Green	No
3.5	What is the classification of the water supply for the property?	Amber	See report
3.6	Please include details of the location of any water meter serving the property.	Green	Internal
4.1.1	Who is responsible for providing the sewerage services for the property?	Green	Yorkshire Water
4.1.2	Who is responsible for providing the water services for the property?	Green	Yorkshire Water
4.2	Who bills the property for sewerage services?	Green	Yorkshire Water
4.3	Who bills the property for water services?	Green	Yorkshire Water
4.4	What is the current basis for charging for sewerage and water services at the property?	Green	Metered
4.5	Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?	Green	No

General Provisions

In response to the enquiry for drainage and water information, this search report was prepared following examination of either the following original records or summary records derived from the original: the Map of Public Sewers, the Map of Waterworks, Water and Sewer Billing Records, Adoption of Public Sewer Records, Building Over Public Sewer Records, the Register of Properties subject to Internal Flooding, the Register of Properties subject to Low Water Pressure and the Drinking Water Register. Should the property not fall entirely within the Yorkshire Water Region, a copy of the records held by the other relevant Water Company was searched.

Interpretation of Drainage and Water Enquiry

Appendix 1 of this report contains definitions of terms and expressions used in this report.

Enquiries and Responses

This search report was completed by Yorkshire Water Services Limited trading as Safe-Move.

Unless expressly stated otherwise, the copyright and any other intellectual property rights in the search report shall remain the property of Yorkshire Water Limited t/a Safe-Move. No intellectual property rights are transferred or licensed to the Customer, Client or Purchaser, except to the extent expressly provided. The responses given are for the sole purpose of this search report and should not be copied or used in any other document/s.

In the event of any queries about this report, enquires should be directed to Safe-Move whose contact details can be found below.

SafeMove has put in place procedures to ensure that customers receive support in the event of any complaint. Our formal complaints procedure including our address for all correspondence is set out below:

Safe-Move Complaints Procedure

We aim to provide a high standard of service and to treat you with courtesy and fairness at all times. We welcome any comments you may have and always try to answer queries and resolve complaints quickly and in full.

Safe-Move offers a staged, robust and uniformly efficient complaints process. Formal complaints can be made via the telephone, in writing or via email. We'll investigate your complaint and try to resolve it fully. If your complaint is fair, we'll say sorry and do everything to put things right as soon as possible.

Our contact details are:

Safe-Move

PO Box 99

Bradford

BD37YB

Free phone: 0333 220 6664

Email: safemove@yorkshirewater.com



If you have a query or issue regarding either the provision or the content of our CON29DW Drainage and Water search, you should contact us in the first instance.

If you raised a complaint you can expect the following as a minimum standard from us:

- We will listen to your complaint and do our best to resolve it immediately.
- o If we cannot resolve it at the time, we will record the details of your complaint and we will investigate and contact you within 5 working days. We will confirm our response in writing if you request it.
- o If we fail to provide you with a response within 5 working days will pay you £50.00 regardless of the outcome of your complaint.
- On occasions your complaint may require more detailed investigation. In these instances we will keep you informed of our progress and update you with new timescales if necessary.
- o If you want to liaise with a third party on your behalf, just let us know.

If we consider the complaint to be justified, you can expect the following from us:

- We will provide you with a revised search and undertake action within our control to put things right
 in line with the products terms and conditions.
- You will be kept informed of any actions required.
- Once you have our response, If you are still not satisfied with the outcome, or the way we've handled it, you can ask for the issue to be reviewed. If this is the case you should write to us without delay, explaining why you remain dissatisfied and what action you would like us to take. The review will be independent of the original investigations and may overturn the previous decision if appropriate.
- We'll let you know the outcome of your review, in writing, within 10 working days.
- o If we cannot resolve your complaint or you remain dissatisfied with the output of the review you can refer the Issue to The Property Ombudsman Scheme (TPOs). You can obtain further information by visiting www.tpos.co.uk or email admin@tpos.co.uk In addition to TPO redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) that meet the following criteria:
 - a small business (or group of companies) with an annual turnover of less than £3 million;
 - a charity with an annual income of less than £3 million;
 - a Trust with a net asset value of less than £3 million.

The Property Ombudsman's limit for compensation is £25,000

















Maps

Question 1.1 Where relevant, please include a copy of an extract

from the public sewer map.



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

Question 1.2 Where relevant, please include a copy of an extract from the map of waterworks



Answer

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

- 1. Assets other than vested water mains may be shown on the plan, for information only.
- 2. Water Undertakers are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these.
- 3. The extract of the public water main record will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network













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

sewer?

Answer Records indicate that foul water from the property drains to a

public sewer.

Question 2.2 Does surface water from the property drain to a public

sewer?



Answer Records indicate that surface water from the property does drain

to a public sewer.

Question 2.3 Is a surface water drainage charge payable?



Answer Records confirm that a surface water drainage charge is payable

for the property at £54.89 for the current financial year.

- Where surface water charges are payable but after inspection surface water does not drain to the public sewerage system, application can be made to the Company to review the charging situation.
- 2. It should be noted that surface water drainage charges increase annually with effect from the 1st April.

Question 2.4 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of

the property?



Answer The public sewer map indicates that there are no public sewers,

disposal mains or lateral drains within the boundaries of the property. However, from the 1st October 2011 there may be lateral drains and/or public sewers which are not recorded on the public sewer map but which may prevent or restrict development of the property. Illustrations of typical sewer routes for the most common property types and Yorkshire Water's assessment criteria for building over, or close to, a public sewer are contained within











Appendix 2. Please note if the property was constructed after 1st July 2011 any sewers and/or lateral drains within the boundary of the property are the responsibility of the householder.

1. Yorkshire Water Services has a statutory right of access to carry out work on its assets. Employees of Yorkshire Water Services or its contractors may, therefore, need to enter the property to carry out work.

Question 2.4.1

Does the public sewer map indicate any public pumping station or any other ancilliary apparatus within the boundaries of the property?



Answer

The public sewer map indicates that there is no public pumping station within the boundaries of the property. Any other ancillary apparatus is shown on the public sewer map and referenced on the legend.

1. Pumping stations installed before 1st July 2011 were transferred into the ownership of Yorkshire Water on 1st October 2016. Pumping stations installed after 1st July 2011 will remain the responsibility of the householder unless they are the subject of an adoption agreement.

Ouestion 2.5

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



Answer

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

- 1. As from 1st October 2011 ownership of private sewers and lateral drains changed in accordance with the Water Industry (Schemes for Adoption of Private Sewers)
 Regulations 2011 consequently there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.
- 2. The presence of a public sewer within 30.48 metres (100 feet) of the building(s) within the property can result in the Local Authority requiring a property to be connected to the public sewer.













Ouestion 2.5.1

Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres (164.04 feet) of any buildings within the property?



Answer

The public sewer map included indicates that there is no public pumping station within 50 metres (164.04 feet) of any buildings within the property. Any other ancillary apparatus is shown on the public sewer map and referenced on the legend.

Question 2.6

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



Answer

Records confirm that sewers serving the development, of which the property forms part, are not the subject of an existing adoption agreement or an application for such an agreement.

Ouestion 2.7

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



Answer

There are no 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. However, the sewerage undertaker might not be aware of a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain.

- 1. As from 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership and the sewerage undertaker may not have been approved or consulted about any plans to erect a building or extension on the property over or in the vicinity of these.
- 2. Prior to 1997 Yorkshire Water had sewerage arrangements with the Local Authorities as a result of which there may have been consultations which Yorkshire Water are not aware of. Since 1st April 2002 building over or near to a public sewer has been controlled by Requirement H4 of The Building Regulations 2000 but Yorkshire Water only acts as a consultee and final approval remains with the Building











Inspectorate. Any consultations recorded by Yorkshire Water are limited to the last ten years.

Question 2.8

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



Answer

The property is not recorded as being at risk of internal flooding due to overloaded public sewers. From the 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership It is therefore possible that a property may be at risk of internal flooding due to an overloaded public sewer which the sewerage undertaker is not aware of. For further information it is recommended that enquiries are made of the vendor.

- 1. A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- 2. "Internal flooding" from public sewers is defined as flooding which enters a building or passes below a suspended floor. For reporting purposes buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- 3. At risk properties are defined as those that have suffered or are likely to suffer internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Sewerage Undertaker's reporting procedure.
- 4. Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk register.
- 5. Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Sewerage Undertaker.
- 6. It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Sewerage Undertaker. This report excludes flooding from private sewers and drains and the Sewerage Undertaker makes no comment upon this matter.

Question 2.9 Please state the distance from the property to the













nearest boundary of the nearest sewage treatment works.



Answer

The nearest Sewage Treatment Works is KNOSTROP/L LEVEL STW which is 5.4 kilometres E and is the responsibility of Yorkshire Water Services Ltd.

1. The Sewerage undertakers records were inspected to determine the nearest sewage treatment works. It should be noted therefore that there may be a private sewage treatment works closer than the one detailed that has not been identified.













Water

Ouestion 3.1 Is the property connected to mains water supply?



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

Ouestion 3.2 Are there any water mains, resource mains or discharge pipes within the boundaries of the



property? Answer

The map of waterworks does not indicate any public water mains, resource mains or discharge pipes within the boundaries of the property.

Question 3.3 Is any water main or service pipe serving, or which is



proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?

Answer

Answer

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

Ouestion 3.4 Is the property at risk of receiving low water pressure



or flow?

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

1. It should be noted that low water pressure can occur from private supply pipes (the pipework from the external stop cock to the property) or internal plumbing which are not the responsibility of the Water Undertaker. This report excludes low water pressure from private supply pipes and internal plumbing and the Water Undertaker makes no comment upon this matter.











Question 3.5

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



Answer

The water supplied to the property is classified as being slightly hard to moderately hard water, which is river/reservoir derived and has an average water hardness of 59.35mg/l calcium and magnesium. As we have a grid system in place whereby, we can move water around the Yorkshire region as required, occasionally the hardness of your water may vary. Hardness reacts chemically with soap and is a measure of the concentration of calcium and magnesium salts in the water. The higher the hardness, the more soap is required to form a lather. Yorkshire Water does not artificially soften or harden any of its supplies Water hardness can be expressed in various indices for example the hardness settings for dishwashers are commonly expressed in Clark's degrees, but check with the manufacturer as there are also other units.

Hardness category	Calcium (mg/l)	Calcium carbonate (mg/l)	English Clarke degrees	French degrees	General/ German degrees
Soft	0 to 20	0 to 50	0 to 3.5	0 to 5	0 to 2.8
Moderately soft	21 to 40	51 to 100	3.6 to 7	6 to 10	2.9 to 5.6
Slightly hard	41 to 60	101 to 150	8 to 10.5	11 to 15	5.7 to 8.4
Moderately hard	61 to 80	151 to 200	10.6 to 14	16 to 20	8.5 to 11.2
Hard	81 to 120	201 to 300	15 to 21	21 to 30	11.3 to 16.8
Very hard	Over 120	Over 300	Over 21	Over 30	Over 16.8

Question 3.6

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



Answer

Records indicate that the property is served by a water meter which is located within the dwelling house which is or forms part of the property, and in particular is located internally to the property.













Charging

Ouestion 4.1.1 Who is responsible for providing the sewerage

services for the property?



Yorkshire Water Services Limited, Western House, Halifax Road. Answer

Bradford BD6 2SZ is/will be responsible for providing the sewerage services for the property/site. If the property is not connected then Yorkshire Water are still responsible for providing sewerage

services in this area.

Ouestion 4.1.2 Who is responsible for providing the water services for

the property?



Yorkshire Water Services Limited, Western House, Halifax Road. Answer

Bradford BD6 2SZ is/will be responsible for providing the water

services for the property/site.

Question 4.2 Who bills the property for sewerage services?



The property is billed for sewerage services by: Yorkshire Water Answer

Services Ltd., PO Box 52, Bradford BD3 7YD 0845124 24 24

www.yorkshirewater.com

Don't forget to let us know when you've moved. Go on-line at

www.yorkshirewater.com/moving - it's quick and easy!

Ouestion 4.3 Who bills the property for water services?



The property is billed for water services by: Yorkshire Water Answer

Services Ltd., PO Box 52, Bradford BD3 7YD 08451242424

www.yorkshirewater.com. Don't forget to let us know when you've moved. Go on-line at www.yorkshirewater.com/moving - it's quick

and easy!

Ouestion 4.4 What is the current basis for charging for sewerage

and water services at the property?

















Answer

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

1. Water and Sewerage Companies full charges are set out in their Water and Sewerage Com charges schemes which are available from the Company free of charge upon request.

Question 4.5

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



Answer

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

1. It should be noted that a change in the charging basis is not expected if there is no change in use of the property. In the event of any doubt please contact the company responsible for billing the property as detailed in questions 4.2 and 4.3.

Appendix 1

General Interpretation

(1) In this Schedule—

"the 1991 Act" means the Water Industry Act 1991(a);

"the 2000 Regulations" means the Water Supply (Water Quality) Regulations 2000(b);

"the 2001 Regulations" means the Water Supply (Water Quality) Regulations 2001(c);

"adoption agreement" means an agreement made or to be made under Section 51A(1) or 104(1) of the 1991 Act (d):

"bond" means a surety granted by a developer who is a party to an adoption agreement;

"bond waiver" means an agreement with a developer for the provision of a form of financial security as a substitute for a bond;

"calendar year" means the twelve months ending with 31st December;

"discharge pipe" means a pipe from which discharges are made or are to be made under Section 165(1) of the 1991 Act;

"disposal main" means (subject to Section 219(2) of the 1991 Act) any outfall pipe or other pipe which—

(a) is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a sewerage undertaker or of any other person; and

(b) is not a public sewer;

"drain" means (subject to Section 219(2) of the 1991 Act) a drain used for the drainage of one building or any buildings or yards appurtenant to buildings within the same curtilage;

"effluent" means any liquid, including particles of matter and other substances in suspension in the liquid;

"financial year" means the twelve months ending with 31st March;

"lateral drain" means-

(a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or (b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under Section 102 of the 1991 Act or in an agreement made under section 104 of that Act (e); "licensed water supplier" means a company which is the holder for the time being of a water supply licence under Section 17A(1) of the 1991 Act(f);

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

(a) from the date of issue of a certificate by a sewerage undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker's satisfaction; and (b) until the date that private sewer or lateral drain is vested in the sewerage undertaker;

"map of waterworks" means the map made available under section 198(3) of the 1991 Act (g) in relation to the information specified in subsection (1A);

"private sewer" means a pipe or pipes which drain foul or surface water, or both, from premises, and are not vested in a sewerage undertaker;

"public sewer" means, subject to Section 106(1A) of the 1991 Act(h), a sewer for the time being vested in a sewerage undertaker in its capacity as such, whether vested in that undertaker—
(a) by virtue of a scheme under Schedule 2 to the Water Act 1989(i);

(b) by virtue of a scheme under Schedule 2 to the 1991 Act (j):

(c) under Section 179 of the 1991 Act (k); or

(d) otherwise:

"public sewer map" means the map made available under Section 199(5) of the 1991 Act (I); "resource main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of—



- (a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or
- (b) giving or taking a supply of water in bulk;
- "sewerage services" includes the collection and disposal of foul and surface water and any other services which are required to be provided by a sewerage undertaker for the purpose of carrying out its functions;
- "Sewerage Undertaker" means the Company appointed to be the sewerage undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated;
- "surface water" includes water from roofs and other impermeable surfaces within the curtilage of the property:
- "water main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a pipe for the time being vested in a person other than the water undertaker, which is used or to be used by a water undertaker or licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the undertaker or supplier, as distinct from for the purpose of providing a supply to particular customers;
- "water meter" means any apparatus for measuring or showing the volume of water supplied to, or of effluent discharged from any premises;
- "water supplier" means the Company supplying water in the water supply zone, whether a water undertaker or licensed water supplier;
- "water supply zone" means the names and areas designated by a water undertaker within its area of supply that are to be its water supply zones for that year; and
- "Water Undertaker" means the Company appointed to be the water undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated.
- (2) In this Schedule, references to a pipe, including references to a main, a drain or a sewer, shall include references to a tunnel or conduit which serves or is to serve as the pipe in question and to any accessories for the pipe.
- (a) 1991 c. 56.
- (b) S.I. 2000/3184. These Regulations apply in relation to England.
- (c) S.I. 2001/3911. These Regulations apply in relation to Wales.
- (d) Section 51A was inserted by Section 92(2) of the Water Act 2003 (c. 37). Section 104(1) was amended by Section 96(4) of that Act.
- (e) Various amendments have been made to Sections 102 and 104 by section 96 of the Water Act 2003.
- (f) Inserted by Section 56 of and Schedule 4 to the Water Act 2003.
- (g) Subsection (1A) was inserted by Section 92(5) of the Water Act 2003.
- (h) Section 106(1A) was inserted by Section 99 of the Water Act 2003.
- (i) 1989 c. 15.
- (k) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.
- (I) Section 199 was amended by Section 97(1) and (8) of the Water Act 2003.



Appendix 2

Sewer Routes - For Properties connected to the public sewerage system before 1st July 2011, the following are typical scenarios from 1st October 2011.





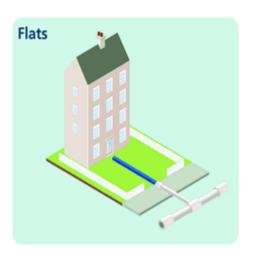
In this example, the private drain in the righthand property, is the responsibility of the homeowner until it reaches the neighbour's boundary where it becomes the responsibility of Yorkshire Water. The left-hand property, therefore, has a private drain and a Yorkshire Water maintained sewer within its' boundary. Note, this scenario is reversed when the direction of flow is the opposite way.



In this example, the private drain in the righthand property, is the responsibility of the homeowner until it reaches the neighbour's boundary where it becomes the responsibility of Yorkshire Water. The left-hand property, therefore, has a private drain and a Yorkshire Water maintained sewer within its' boundary. Note, this scenario is reversed when the direction of flow is the opposite way.



Detached properties, generally, drain on their own and, therefore, any pipework within the boundary is the responsibility of the homeowner. This may not be the case with modern detached properties built as part of a new development where drainage arrangements should be verified if necessary.



The boundary of the flat will, generally, just be the four walls of the property and, therefore, any pipework will be the responsibility of the homeowner. The sewer leading up to the pavement will also be the joint responsibility of all the homeowners until it reaches the pavement.

Sewer Routes - For Properties connected to the public sewerage system after 1st July 2011, the following are the typical scenarios from the 1st October 2011.

Key





All the pipework is the responsibility of the homeowners until it reaches the sewer in the highway.



All the pipework is the responsibility of the homeowners until it reaches the sewer in the highway.



All the pipework is the responsibility of the homeowners until it reaches the sewer in the highway.



All the pipework is the responsibility of the homeowners until it reaches the sewer in the highway.

Build-Over Guidelines

Please be aware that since the 1st of October 2011 there are public sewers in existence that are not shown on the public sewer map. The actual position of all public sewers should be verified on site by the developer.

Assessment questions for applying the criteria set out in Part H4 of the Building Regulations (2010)	IF YES TO ANY YW OBJECT
Is the proposed building footprint understood to be within 3 metres of a public sewer that is greater than 225mm diameter and or greater than 3m in depth?	NO (If YES see 1 below)
Is the proposed building footprint understood to be over a public sewer access point? (A public sewer access point is a manhole, inspection chamber, gully or rodding point that is on a public sewer)	NO (If YES see 2 below)
Is the proposed building footprint understood to be over more than 8 metres of a public sewer?	NO (If YES see 3 below)
Are the proposed building foundations exerting additional loading upon a public sewer?	NO (If YES see 4 below)

- 1) If public sewers greater than 225mm diameter and or greater than 3m in depth exist on site, no building should be permitted within at least 3 meters of them. Should this be the case, the applicant has the option to revise the building proposal or request a formal public sewer diversion agreement from Yorkshire Water.
- 2) Public sewers should remain accessible for rodding and jetting from access points, but these should not be within the proposed building footprint. If there are existing public sewer access points within the proposed building footprint the applicant has the option to move the building proposal or remove/relocate the access points. For such minor public sewer alterations, Form "H4S185" should be completed and returned with a plan showing the pipes and access points to be relocated or removed.
- 3) If a public sewer is in good condition, is 225mm in diameter or less and is less than 3 metres in depth, it may be built over if the applicant ensures that it is not unduly loaded upon by the building foundations. The foundations should be taken below the public sewer or, where this is not possible, designed to pose no additional loading detriment to the sewer.

Yorkshire Water require notice to be provided by the applicant of any proposed new direct connections to a public sewer. S106 Sewer connection forms and guidance notes are available to download from our website at www.yorkshirewater.com. Applications are not required for connections to private drains.

CON29DW Drainage & Water Terms and Conditions

Customers and Clients are asked to note these terms which govern the basis on which this drainage and water search is supplied.

1. Definition

- 1.1. Client means the person, company or body who is the intended recipient of the Report with an actual or potential interest in the Property;
- 1.2. Customer means the person, company, firm or other legal body placing the Order, either on their own behalf as the Client, or, as an agent for a Client;
- 1.3. Order means any request completed by the Customer requesting the Report;
- 1.4. Property means the address or location supplied by the Customer in the Order;
- 1.5. Report means the drainage and/or water report prepared by SafeMove in respect of the Property; and
- 1.6. SafeMove means Yorkshire Water Services Limited (company number O2366682) trading as "SafeMove".

2. Agreement

- 2.1. SafeMove agrees to supply the Report to the Customer and to allow it to be provided to the Client subject, in each case, to these terms. The scope and limitations of the Report are described in clause 2. The Customer shall be responsible for bringing these terms to the attention of the Client as necessary.
- 2.2. The Customer and the Client agree that the placing of an Order for a Report and the subsequent provision of a copy of the Report to the Purchased indicates their acceptance of these terms.

3. The Report

- 3.1. The Report is produced only for use in relation to individual domestic property transactions and cannot be used for commercial development of domestic properties of commercial properties for intended occupation by third parties.
- 3.2. Whilst SafeMove will use reasonable care and skill in producing the Report, the Report is provided to the Customer or the Client on the basis that they acknowledge and agree to the following:
 - 3.2.1. The information contained in the Report can change on a regular basis so SafeMove cannot be responsible to the Customer the Client and the Purchaser for any change in the information contained in the Report after the date on which the Report was first produced and sent to the Customer.
 - 3.2.2. The Report does not give details about the actual state or condition of the Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Property for any particular purpose, or relied upon for determining saleability or value, or used as a substitute for any physical investigation or inspection. Further advice and



- information from appropriate experts and professionals should always be obtained.
- 3.2.3. The information contained in the Report is based upon the accuracy of the address supplied by the Client when placing the order.
- 3.3. The Report may contain opinions of general advice to the Customer and/or the Client and SafeMove cannot ensure that any such opinion or general advice is accurate, complete or valid and accepts no liability therefore.
- 3.4. The position and depth of apparatus shown on any maps attached to the Report are approximate, and are furnished as a general guide only, and no warranty as to its correctness is given or implied. The exact positions and depths should be obtained by excavation trial holes and the maps must not be relied on in the event of excavation or other works made in the vicinity of The Company's apparatus.

4. Liability

- 4.1. SafeMove shall not be liable to the Customer and/or the Client for any failure defect or non-performance of its obligations arising from any failure caused by circumstances beyond the reasonable control of SafeMove.
- 4.2. The Report is produced for use as defined in clause 2. If used for any other purpose SafeMove shall have no liability for any loss suffered. When the Report is used for the purpose described in clause 2, SafeMove's entire liability in respect of all losses arising by reason of or in connection with the Report (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall be limited to £10,000,000 ten million pounds).
- 4.3. No claim shall be made for breach of this Agreement after six years from the date of provision of the Report.
- 4.4. Notwithstanding any other provision of this Agreement, nothing in this Agreement shall limit or exclude the liability of either Party in respect of:
 - 4.4.1. death of personal injury resulting from negligence
 - 4.4.2. fraud or fraudulent misrepresentation; or:
 - 4.4.3. any other losses which cannot be excluded by law:

5. Copyright and Confidentiality

- 5.1. The Customer and the Client acknowledge that the Report is confidential and is intended for the personal use of the Client. The copyright and any other intellectual property rights in the Report shall remain the property of SafeMove. No intellectual or other property rights ae transferred or licensed to the Customer the Client or the Purchaser except to the extent expressly provided.
- 5.2. The Customer or Client is entitled to make copies of the Report but may only copy Ordnance Survey mapping or data contained in or attached to the Report, if they have an appropriate licence from the originating source of that mapping or data.
- 5.3. The Customer and the Client agree (in respect of both the original and any copies made) to respect and not to after any trademark, copyright notice or other property marking which appears on the Report.



- 5.4. The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.
- 5.5. The customer and the Client agree to indemnify SafeMove against any losses, costs, claims and damage suffered by SafeMove as a result of any breach by either of them of the terms of paragraphs 5.1 to 5.4 inclusive.
- 5.6. The enquiries contained in the Report are protected by copyright owned by the Law Society of 113 Chancery Lane, London UC2A 1PL and must not be used for any purpose outside the context of the Report.
- 5.7. We are a member of the Drainage and Water Searches Network (DWSN), a membership organisation for companies who are responsible for compiling full and complete responses to the Law Society's CON29DW Residential and CON29DW Commercial products. For more information please visit www.dwsn.org.uk. The DWSN Standards are: -
 - Promotion of best practice and quality.
 - Maintain adequate insurance.
 - Display the appropriate logos to signify high standards.
 - Respond to complaints in a timely fashion and provide an appropriate escalation procedure
 - o Comply with all applicable UK legislation, regulations and industry standards.
 - Act in a professional and honest manner and provide a service with due care and skill.



The Property Ombudsman scheme (TPOs)

If we cannot resolve your complaint or have failed to comply with the complaints procedure, you may refer your complaint under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £25,000 to you if the Ombudsman finds that you or your client has suffered actual financial loss, distress or inconvenience. In addition to the TPO redress scheme covering consumers, TPO will also provide redress for small businesses (including Charities and Trusts) that meet the following criteria:-

- o a small business (or group of companies) with an annual turnover of less than £3 million.
- o a charity with an annual income of less than £3 million.
- o a Trust with a net asset value of less than £3 million.

TPOs Contact Details: The Property Ombudsman scheme Milford House 43-55 Milford Street Salisbury SP1 2BP Telephone: 01722 333306 Fax: 01722 332296 Website: www.tpos.co.uk Email: admin@tpos.co.uk





6. Payment

6.1. Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by SafeMove, without any set off, deduction or counterclaim. Unless the Customer has an account with SafeMove for payment for Reports, SafeMove must receive payment for Reports in full before the Report is produced. For Customers with accounts, payment terms will be as agreed with SafeMove

7. General

- 7.1. If any provision of these terms is or becomes invalid or unenforceable, it will be deemed to be removed from the rest of these terms to the extent that it is invalid or unenforceable. No other provision of these terms shall be affected.
- 7.2. These terms shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.
- 7.3. Nothing in these terms and conditions shall in any way restrict the statutory rights of the Customer of the Client or any other rights of access to the information contained in the Report.
- 7.4. In the provision of the services SafeMove may disclose personal data provided to other companies within its group in accordance with the Data Protection Act 2018/General Data Protection Regulation and other applicable laws.
- 7.5. The provisions of the Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement. Unless expressly provided by this Agreement, no third party may enforce or benefit from any term of this Agreement.
- 7.6. SafeMove offers a robust complaints procedure which can be found at https://www.safe-move.co.uk/faqs/ If your complaint has gone through our complaints procedure and you are dissatisfied with the response or it has exceeded our response timescales you may refer your complaint for consideration under The Property Ombudsman Scheme (TPOs). You can obtain further information by visiting www.tpos.co.uk or email admin@tpos.co.uk.

Property Identifier

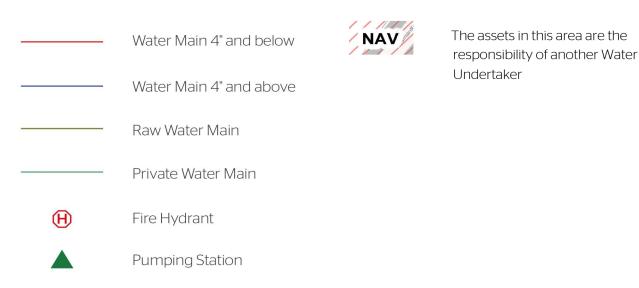


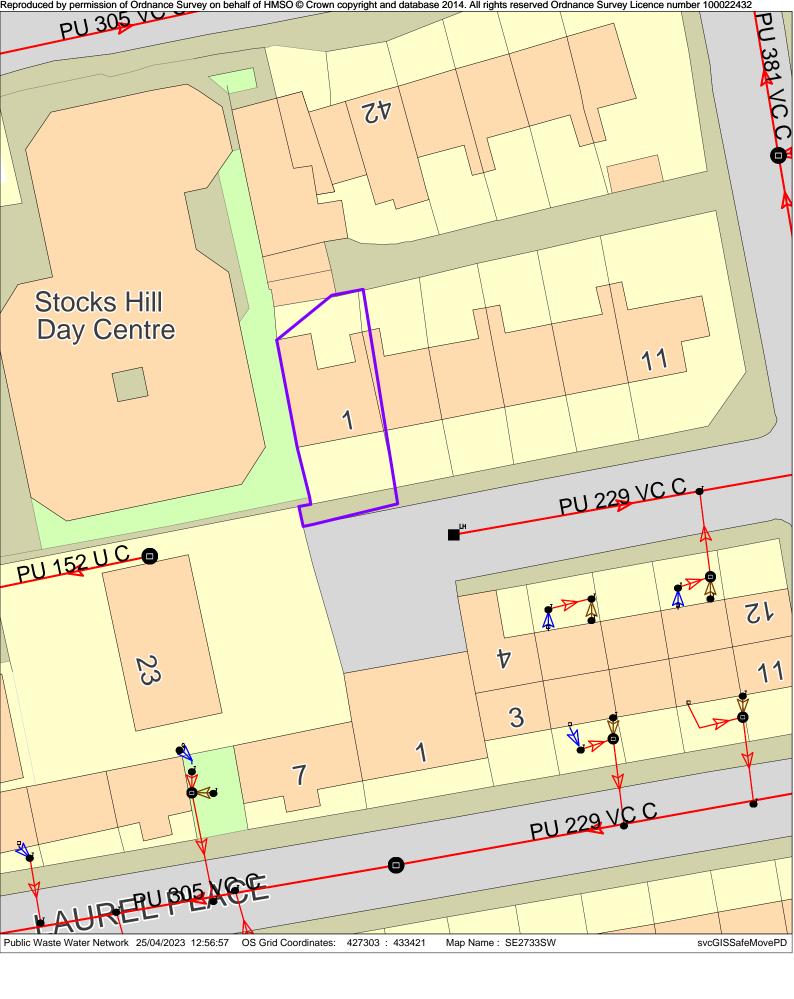
Sewer Legend



Please note that the direction of flow arrows may not always appear depending on the scale of the map.

Water Legend









Residential CON29DW Drainage & Water Report

Property 1, Nancroft Crescent, Leeds, LS12 2DH

Date of report 26-Apr-2023

Our reference CAS-257259-T7Z8Q8
Prepared for Ison Harrison Ltd (Otley)

Your reference SMN/331725-0003















Charging



Maps

Drainage

2.9 Sewerage treatment Works?

Water

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



At a glance

- The property is connected for foul and surface water drainage and a mains water supply.
- > It is billed according to a meter.
- > There are no sewers within the boundary.
- No S104 agreement is recorded.
- No build over consultation is recorded.







Risk Summary Table

Question			Answer
1.1	Where relevant, please include a copy of an extract from the public sewer map.	Green	Included
1.2	Where relevant, please include a copy of an extract from the map of waterworks	Green	Included
2.1	Does foul water from the property drain to a public sewer?	Green	Yes
2.2	Does surface water from the property drain to a public sewer?	Green	Yes
2.3	Is a surface water drainage charge payable?	Green	Yes
2.4	Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	Green	No
2.4.1	Does the public sewer map indicate any public pumping station or any other ancilliary apparatus within the boundaries of the property?	Green	No
2.5	Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?	Green	yes
2.5.1	Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres (164.04 feet) of any buildings within the property?	Green	No
2.6	Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?	Green	No
2.7	Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?	Green	No
2.8	Is the building, which is or forms part of the property, at risk of internal flooding due to overloaded public sewers?	Green	No
2.9	Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.	Amber	See report
3.1	Is the property connected to mains water supply?	Green	Yes
3.2	Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	Green	No
3.3	Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	Green	No
3.4	Is the property at risk of receiving low water pressure or flow?	Green	No
3.5	What is the classification of the water supply for the property?	Amber	See report
3.6	Please include details of the location of any water meter serving the property.	Green	Internal
4.1.1	Who is responsible for providing the sewerage services for the property?	Green	Yorkshire Water
4.1.2	Who is responsible for providing the water services for the property?	Green	Yorkshire Water
4.2	Who bills the property for sewerage services?	Green	Yorkshire Water
4.3	Who bills the property for water services?	Green	Yorkshire Water
4.4	What is the current basis for charging for sewerage and water services at the property?	Green	Metered
4.5	Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?	Green	No

General Provisions

In response to the enquiry for drainage and water information, this search report was prepared following examination of either the following original records or summary records derived from the original: the Map of Public Sewers, the Map of Waterworks, Water and Sewer Billing Records, Adoption of Public Sewer Records, Building Over Public Sewer Records, the Register of Properties subject to Internal Flooding, the Register of Properties subject to Low Water Pressure and the Drinking Water Register. Should the property not fall entirely within the Yorkshire Water Region, a copy of the records held by the other relevant Water Company was searched.

Interpretation of Drainage and Water Enquiry

Appendix 1 of this report contains definitions of terms and expressions used in this report.

Enquiries and Responses

This search report was completed by Yorkshire Water Services Limited trading as Safe-Move.

Unless expressly stated otherwise, the copyright and any other intellectual property rights in the search report shall remain the property of Yorkshire Water Limited t/a Safe-Move. No intellectual property rights are transferred or licensed to the Customer, Client or Purchaser, except to the extent expressly provided. The responses given are for the sole purpose of this search report and should not be copied or used in any other document/s.

In the event of any queries about this report, enquires should be directed to Safe-Move whose contact details can be found below.

SafeMove has put in place procedures to ensure that customers receive support in the event of any complaint. Our formal complaints procedure including our address for all correspondence is set out below:

Safe-Move Complaints Procedure

We aim to provide a high standard of service and to treat you with courtesy and fairness at all times. We welcome any comments you may have and always try to answer queries and resolve complaints quickly and in full.

Safe-Move offers a staged, robust and uniformly efficient complaints process. Formal complaints can be made via the telephone, in writing or via email. We'll investigate your complaint and try to resolve it fully. If your complaint is fair, we'll say sorry and do everything to put things right as soon as possible.

Our contact details are:

Safe-Move

PO Box 99

Bradford

BD37YB

Free phone: 0333 220 6664

Email: safemove@yorkshirewater.com



If you have a query or issue regarding either the provision or the content of our CON29DW Drainage and Water search, you should contact us in the first instance.

If you raised a complaint you can expect the following as a minimum standard from us:

- We will listen to your complaint and do our best to resolve it immediately.
- o If we cannot resolve it at the time, we will record the details of your complaint and we will investigate and contact you within 5 working days. We will confirm our response in writing if you request it.
- o If we fail to provide you with a response within 5 working days will pay you £50.00 regardless of the outcome of your complaint.
- On occasions your complaint may require more detailed investigation. In these instances we will keep you informed of our progress and update you with new timescales if necessary.
- o If you want to liaise with a third party on your behalf, just let us know.

If we consider the complaint to be justified, you can expect the following from us:

- We will provide you with a revised search and undertake action within our control to put things right
 in line with the products terms and conditions.
- You will be kept informed of any actions required.
- Once you have our response, If you are still not satisfied with the outcome, or the way we've handled it, you can ask for the issue to be reviewed. If this is the case you should write to us without delay, explaining why you remain dissatisfied and what action you would like us to take. The review will be independent of the original investigations and may overturn the previous decision if appropriate.
- We'll let you know the outcome of your review, in writing, within 10 working days.
- o If we cannot resolve your complaint or you remain dissatisfied with the output of the review you can refer the Issue to The Property Ombudsman Scheme (TPOs). You can obtain further information by visiting www.tpos.co.uk or email admin@tpos.co.uk In addition to TPO redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) that meet the following criteria:
 - a small business (or group of companies) with an annual turnover of less than £3 million;
 - a charity with an annual income of less than £3 million;
 - a Trust with a net asset value of less than £3 million.

The Property Ombudsman's limit for compensation is £25,000

















Maps

Question 1.1 Where relevant, please include a copy of an extract

from the public sewer map.



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

Question 1.2 Where relevant, please include a copy of an extract from the map of waterworks



Answer

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

- 1. Assets other than vested water mains may be shown on the plan, for information only.
- 2. Water Undertakers are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these.
- 3. The extract of the public water main record will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network













Drainage

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

sewer?



Answer Records indicate that foul water from the property drains to a

public sewer.

Question 2.2 Does surface water from the property drain to a public

sewer?



Answer Records indicate that surface water from the property does drain

to a public sewer.

Question 2.3 Is a surface water drainage charge payable?



Answer

Records confirm that a surface water drainage charge is payable for the property at £54.89 for the current financial year.

- 1. Where surface water charges are payable but after inspection surface water does not drain to the public sewerage system, application can be made to the Company to review the charging situation.
- 2. It should be noted that surface water drainage charges increase annually with effect from the 1st April.

Question 2.4 Does the public sewer map indicate any public sewer,

disposal main or lateral drain within the boundaries of

the property?



Answer

The public sewer map indicates that there are no public sewers, disposal mains or lateral drains within the boundaries of the property. However, from the 1st October 2011 there may be lateral drains and/or public sewers which are not recorded on the public sewer map but which may prevent or restrict development of the property. Illustrations of typical sewer routes for the most common property types and Yorkshire Water's assessment criteria for building over, or close to, a public sewer are contained within











Appendix 2. Please note if the property was constructed after 1st July 2011 any sewers and/or lateral drains within the boundary of the property are the responsibility of the householder.

1. Yorkshire Water Services has a statutory right of access to carry out work on its assets. Employees of Yorkshire Water Services or its contractors may, therefore, need to enter the property to carry out work.

Question 2.4.1

Does the public sewer map indicate any public pumping station or any other ancilliary apparatus within the boundaries of the property?



Answer

The public sewer map indicates that there is no public pumping station within the boundaries of the property. Any other ancillary apparatus is shown on the public sewer map and referenced on the legend.

1. Pumping stations installed before 1st July 2011 were transferred into the ownership of Yorkshire Water on 1st October 2016. Pumping stations installed after 1st July 2011 will remain the responsibility of the householder unless they are the subject of an adoption agreement.

Ouestion 2.5

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



Answer

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

- 1. As from 1st October 2011 ownership of private sewers and lateral drains changed in accordance with the Water Industry (Schemes for Adoption of Private Sewers)
 Regulations 2011 consequently there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.
- 2. The presence of a public sewer within 30.48 metres (100 feet) of the building(s) within the property can result in the Local Authority requiring a property to be connected to the public sewer.













Ouestion 2.5.1

Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres (164.04 feet) of any buildings within the property?



Answer

The public sewer map included indicates that there is no public pumping station within 50 metres (164.04 feet) of any buildings within the property. Any other ancillary apparatus is shown on the public sewer map and referenced on the legend.



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



Answer

Records confirm that sewers serving the development, of which the property forms part, are not the subject of an existing adoption agreement or an application for such an agreement.

Question 2.7

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



Answer

There are no 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. However, the sewerage undertaker might not be aware of a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain.

- 1. As from 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership and the sewerage undertaker may not have been approved or consulted about any plans to erect a building or extension on the property over or in the vicinity of these.
- 2. Prior to 1997 Yorkshire Water had sewerage arrangements with the Local Authorities as a result of which there may have been consultations which Yorkshire Water are not aware of. Since 1st April 2002 building over or near to a public sewer has been controlled by Requirement H4 of The Building Regulations 2000 but Yorkshire Water only acts as a consultee and final approval remains with the Building











Inspectorate. Any consultations recorded by Yorkshire Water are limited to the last ten years.

Question 2.8

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



Answer

The property is not recorded as being at risk of internal flooding due to overloaded public sewers. From the 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership It is therefore possible that a property may be at risk of internal flooding due to an overloaded public sewer which the sewerage undertaker is not aware of. For further information it is recommended that enquiries are made of the vendor.

- 1. A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- 2. "Internal flooding" from public sewers is defined as flooding which enters a building or passes below a suspended floor. For reporting purposes buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- 3. At risk properties are defined as those that have suffered or are likely to suffer internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Sewerage Undertaker's reporting procedure.
- 4. Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk register.
- 5. Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Sewerage Undertaker.
- 6. It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Sewerage Undertaker. This report excludes flooding from private sewers and drains and the Sewerage Undertaker makes no comment upon this matter.

Question 2.9 Please state the distance from the property to the













nearest boundary of the nearest sewage treatment works.



Answer

The nearest Sewage Treatment Works is KNOSTROP/L LEVEL STW which is 5.4 kilometres E and is the responsibility of Yorkshire Water Services Ltd.

1. The Sewerage undertakers records were inspected to determine the nearest sewage treatment works. It should be noted therefore that there may be a private sewage treatment works closer than the one detailed that has not been identified.













Water

Ouestion 3.1 Is the property connected to mains water supply?



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

Ouestion 3.2 Are there any water mains, resource mains or discharge pipes within the boundaries of the



property? Answer

The map of waterworks does not indicate any public water mains, resource mains or discharge pipes within the boundaries of the property.

Question 3.3 Is any water main or service pipe serving, or which is



proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?

Answer

Answer

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

Ouestion 3.4 Is the property at risk of receiving low water pressure



or flow?

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

1. It should be noted that low water pressure can occur from private supply pipes (the pipework from the external stop cock to the property) or internal plumbing which are not the responsibility of the Water Undertaker. This report excludes low water pressure from private supply pipes and internal plumbing and the Water Undertaker makes no comment upon this matter.











Question 3.5

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



Answer

The water supplied to the property is classified as being slightly hard to moderately hard water, which is river/reservoir derived and has an average water hardness of 59.35mg/l calcium and magnesium. As we have a grid system in place whereby, we can move water around the Yorkshire region as required, occasionally the hardness of your water may vary. Hardness reacts chemically with soap and is a measure of the concentration of calcium and magnesium salts in the water. The higher the hardness, the more soap is required to form a lather. Yorkshire Water does not artificially soften or harden any of its supplies Water hardness can be expressed in various indices for example the hardness settings for dishwashers are commonly expressed in Clark's degrees, but check with the manufacturer as there are also other units.

Hardness category	Calcium (mg/l)	Calcium carbonate (mg/l)	English Clarke degrees	French degrees	General/ German degrees
Soft	0 to 20	0 to 50	0 to 3.5	0 to 5	0 to 2.8
Moderately soft	21 to 40	51 to 100	3.6 to 7	6 to 10	2.9 to 5.6
Slightly hard	41 to 60	101 to 150	8 to 10.5	11 to 15	5.7 to 8.4
Moderately hard	61 to 80	151 to 200	10.6 to 14	16 to 20	8.5 to 11.2
Hard	81 to 120	201 to 300	15 to 21	21 to 30	11.3 to 16.8
Very hard	Over 120	Over 300	Over 21	Over 30	Over 16.8

Question 3.6

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



Answer

Records indicate that the property is served by a water meter which is located within the dwelling house which is or forms part of the property, and in particular is located internally to the property.













Charging

Ouestion 4.1.1 Who is responsible for providing the sewerage

services for the property?



Yorkshire Water Services Limited, Western House, Halifax Road. Answer

Bradford BD6 2SZ is/will be responsible for providing the sewerage services for the property/site. If the property is not connected then Yorkshire Water are still responsible for providing sewerage

services in this area.

Ouestion 4.1.2 Who is responsible for providing the water services for

the property?



Yorkshire Water Services Limited, Western House, Halifax Road. Answer

Bradford BD6 2SZ is/will be responsible for providing the water

services for the property/site.

Question 4.2 Who bills the property for sewerage services?



The property is billed for sewerage services by: Yorkshire Water Answer

Services Ltd., PO Box 52, Bradford BD3 7YD 0845124 24 24

www.yorkshirewater.com

Don't forget to let us know when you've moved. Go on-line at

www.yorkshirewater.com/moving - it's quick and easy!

Ouestion 4.3 Who bills the property for water services?



The property is billed for water services by: Yorkshire Water Answer

Services Ltd., PO Box 52, Bradford BD3 7YD 08451242424

www.yorkshirewater.com. Don't forget to let us know when you've moved. Go on-line at www.yorkshirewater.com/moving - it's quick

and easy!

Ouestion 4.4 What is the current basis for charging for sewerage

and water services at the property?

















Answer

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

1. Water and Sewerage Companies full charges are set out in their Water and Sewerage Com charges schemes which are available from the Company free of charge upon request.

Question 4.5

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



Answer

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

1. It should be noted that a change in the charging basis is not expected if there is no change in use of the property. In the event of any doubt please contact the company responsible for billing the property as detailed in questions 4.2 and 4.3.

Appendix 1

General Interpretation

(1) In this Schedule—

"the 1991 Act" means the Water Industry Act 1991(a);

"the 2000 Regulations" means the Water Supply (Water Quality) Regulations 2000(b);

"the 2001 Regulations" means the Water Supply (Water Quality) Regulations 2001(c);

"adoption agreement" means an agreement made or to be made under Section 51A(1) or 104(1) of the 1991 Act (d):

"bond" means a surety granted by a developer who is a party to an adoption agreement;

"bond waiver" means an agreement with a developer for the provision of a form of financial security as a substitute for a bond;

"calendar year" means the twelve months ending with 31st December;

"discharge pipe" means a pipe from which discharges are made or are to be made under Section 165(1) of the 1991 Act;

"disposal main" means (subject to Section 219(2) of the 1991 Act) any outfall pipe or other pipe which—

(a) is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a sewerage undertaker or of any other person; and

(b) is not a public sewer;

"drain" means (subject to Section 219(2) of the 1991 Act) a drain used for the drainage of one building or any buildings or yards appurtenant to buildings within the same curtilage;

"effluent" means any liquid, including particles of matter and other substances in suspension in the liquid;

"financial year" means the twelve months ending with 31st March;

"lateral drain" means-

(a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or (b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under Section 102 of the 1991 Act or in an agreement made under section 104 of that Act (e); "licensed water supplier" means a company which is the holder for the time being of a water supply licence under Section 17A(1) of the 1991 Act(f);

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

(a) from the date of issue of a certificate by a sewerage undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker's satisfaction; and (b) until the date that private sewer or lateral drain is vested in the sewerage undertaker;

"map of waterworks" means the map made available under section 198(3) of the 1991 Act (g) in relation to the information specified in subsection (1A);

"private sewer" means a pipe or pipes which drain foul or surface water, or both, from premises, and are not vested in a sewerage undertaker;

"public sewer" means, subject to Section 106(1A) of the 1991 Act(h), a sewer for the time being vested in a sewerage undertaker in its capacity as such, whether vested in that undertaker—
(a) by virtue of a scheme under Schedule 2 to the Water Act 1989(i);

(b) by virtue of a scheme under Schedule 2 to the 1991 Act (j):

(c) under Section 179 of the 1991 Act (k); or

(d) otherwise:

"public sewer map" means the map made available under Section 199(5) of the 1991 Act (I); "resource main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of—



- (a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or
- (b) giving or taking a supply of water in bulk;
- "sewerage services" includes the collection and disposal of foul and surface water and any other services which are required to be provided by a sewerage undertaker for the purpose of carrying out its functions;
- "Sewerage Undertaker" means the Company appointed to be the sewerage undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated;
- "surface water" includes water from roofs and other impermeable surfaces within the curtilage of the property:
- "water main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a pipe for the time being vested in a person other than the water undertaker, which is used or to be used by a water undertaker or licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the undertaker or supplier, as distinct from for the purpose of providing a supply to particular customers:
- "water meter" means any apparatus for measuring or showing the volume of water supplied to, or of effluent discharged from any premises;
- "water supplier" means the Company supplying water in the water supply zone, whether a water undertaker or licensed water supplier;
- "water supply zone" means the names and areas designated by a water undertaker within its area of supply that are to be its water supply zones for that year; and
- "Water Undertaker" means the Company appointed to be the water undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated.
- (2) In this Schedule, references to a pipe, including references to a main, a drain or a sewer, shall include references to a tunnel or conduit which serves or is to serve as the pipe in question and to any accessories for the pipe.
- (a) 1991 c. 56.
- (b) S.I. 2000/3184. These Regulations apply in relation to England.
- (c) S.I. 2001/3911. These Regulations apply in relation to Wales.
- (d) Section 51A was inserted by Section 92(2) of the Water Act 2003 (c. 37). Section 104(1) was amended by Section 96(4) of that Act.
- (e) Various amendments have been made to Sections 102 and 104 by section 96 of the Water Act 2003.
- (f) Inserted by Section 56 of and Schedule 4 to the Water Act 2003.
- (g) Subsection (1A) was inserted by Section 92(5) of the Water Act 2003.
- (h) Section 106(1A) was inserted by Section 99 of the Water Act 2003.
- (i) 1989 c. 15.
- (k) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.
- (I) Section 199 was amended by Section 97(1) and (8) of the Water Act 2003.



Appendix 2

Sewer Routes - For Properties connected to the public sewerage system before 1st July 2011, the following are typical scenarios from 1st October 2011.





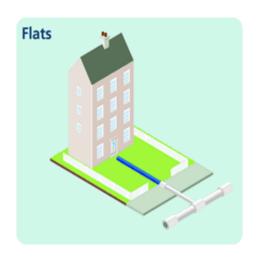
In this example, the private drain in the righthand property, is the responsibility of the homeowner until it reaches the neighbour's boundary where it becomes the responsibility of Yorkshire Water. The left-hand property, therefore, has a private drain and a Yorkshire Water maintained sewer within its' boundary. Note, this scenario is reversed when the direction of flow is the opposite way.



In this example, the private drain in the righthand property, is the responsibility of the homeowner until it reaches the neighbour's boundary where it becomes the responsibility of Yorkshire Water. The left-hand property, therefore, has a private drain and a Yorkshire Water maintained sewer within its' boundary. Note, this scenario is reversed when the direction of flow is the opposite way.



Detached properties, generally, drain on their own and, therefore, any pipework within the boundary is the responsibility of the homeowner. This may not be the case with modern detached properties built as part of a new development where drainage arrangements should be verified if necessary.



The boundary of the flat will, generally, just be the four walls of the property and, therefore, any pipework will be the responsibility of the homeowner. The sewer leading up to the pavement will also be the joint responsibility of all the homeowners until it reaches the pavement.

Sewer Routes - For Properties connected to the public sewerage system after 1st July 2011, the following are the typical scenarios from the 1st October 2011.

Key





All the pipework is the responsibility of the homeowners until it reaches the sewer in the highway.



All the pipework is the responsibility of the homeowners until it reaches the sewer in the highway.



All the pipework is the responsibility of the homeowners until it reaches the sewer in the highway.



All the pipework is the responsibility of the homeowners until it reaches the sewer in the highway.

Build-Over Guidelines

Please be aware that since the 1st of October 2011 there are public sewers in existence that are not shown on the public sewer map. The actual position of all public sewers should be verified on site by the developer.

Assessment questions for applying the criteria set out in Part H4 of the Building Regulations (2010)	IF YES TO ANY YW OBJECT
Is the proposed building footprint understood to be within 3 metres of a public sewer that is greater than 225mm diameter and or greater than 3m in depth?	NO (If YES see 1 below)
Is the proposed building footprint understood to be over a public sewer access point? (A public sewer access point is a manhole, inspection chamber, gully or rodding point that is on a public sewer)	NO (If YES see 2 below)
Is the proposed building footprint understood to be over more than 8 metres of a public sewer?	NO (If YES see 3 below)
Are the proposed building foundations exerting additional loading upon a public sewer?	NO (If YES see 4 below)

- 1) If public sewers greater than 225mm diameter and or greater than 3m in depth exist on site, no building should be permitted within at least 3 meters of them. Should this be the case, the applicant has the option to revise the building proposal or request a formal public sewer diversion agreement from Yorkshire Water.
- 2) Public sewers should remain accessible for rodding and jetting from access points, but these should not be within the proposed building footprint. If there are existing public sewer access points within the proposed building footprint the applicant has the option to move the building proposal or remove/relocate the access points. For such minor public sewer alterations, Form "H4S185" should be completed and returned with a plan showing the pipes and access points to be relocated or removed.
- 3) If a public sewer is in good condition, is 225mm in diameter or less and is less than 3 metres in depth, it may be built over if the applicant ensures that it is not unduly loaded upon by the building foundations. The foundations should be taken below the public sewer or, where this is not possible, designed to pose no additional loading detriment to the sewer.

Yorkshire Water require notice to be provided by the applicant of any proposed new direct connections to a public sewer. S106 Sewer connection forms and guidance notes are available to download from our website at www.yorkshirewater.com. Applications are not required for connections to private drains.

CON29DW Drainage & Water Terms and Conditions

Customers and Clients are asked to note these terms which govern the basis on which this drainage and water search is supplied.

1. Definition

- 1.1. Client means the person, company or body who is the intended recipient of the Report with an actual or potential interest in the Property;
- 1.2. Customer means the person, company, firm or other legal body placing the Order, either on their own behalf as the Client, or, as an agent for a Client;
- 1.3. Order means any request completed by the Customer requesting the Report;
- 1.4. Property means the address or location supplied by the Customer in the Order;
- 1.5. Report means the drainage and/or water report prepared by SafeMove in respect of the Property; and
- 1.6. SafeMove means Yorkshire Water Services Limited (company number O2366682) trading as "SafeMove".

2. Agreement

- 2.1. SafeMove agrees to supply the Report to the Customer and to allow it to be provided to the Client subject, in each case, to these terms. The scope and limitations of the Report are described in clause 2. The Customer shall be responsible for bringing these terms to the attention of the Client as necessary.
- 2.2. The Customer and the Client agree that the placing of an Order for a Report and the subsequent provision of a copy of the Report to the Purchased indicates their acceptance of these terms.

3. The Report

- 3.1. The Report is produced only for use in relation to individual domestic property transactions and cannot be used for commercial development of domestic properties of commercial properties for intended occupation by third parties.
- 3.2. Whilst SafeMove will use reasonable care and skill in producing the Report, the Report is provided to the Customer or the Client on the basis that they acknowledge and agree to the following:
 - 3.2.1. The information contained in the Report can change on a regular basis so SafeMove cannot be responsible to the Customer the Client and the Purchaser for any change in the information contained in the Report after the date on which the Report was first produced and sent to the Customer.
 - 3.2.2. The Report does not give details about the actual state or condition of the Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Property for any particular purpose, or relied upon for determining saleability or value, or used as a substitute for any physical investigation or inspection. Further advice and



- information from appropriate experts and professionals should always be obtained.
- 3.2.3. The information contained in the Report is based upon the accuracy of the address supplied by the Client when placing the order.
- 3.3. The Report may contain opinions of general advice to the Customer and/or the Client and SafeMove cannot ensure that any such opinion or general advice is accurate, complete or valid and accepts no liability therefore.
- 3.4. The position and depth of apparatus shown on any maps attached to the Report are approximate, and are furnished as a general guide only, and no warranty as to its correctness is given or implied. The exact positions and depths should be obtained by excavation trial holes and the maps must not be relied on in the event of excavation or other works made in the vicinity of The Company's apparatus.

4. Liability

- 4.1. SafeMove shall not be liable to the Customer and/or the Client for any failure defect or non-performance of its obligations arising from any failure caused by circumstances beyond the reasonable control of SafeMove.
- 4.2. The Report is produced for use as defined in clause 2. If used for any other purpose SafeMove shall have no liability for any loss suffered. When the Report is used for the purpose described in clause 2, SafeMove's entire liability in respect of all losses arising by reason of or in connection with the Report (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall be limited to £10,000,000 ten million pounds).
- 4.3. No claim shall be made for breach of this Agreement after six years from the date of provision of the Report.
- 4.4. Notwithstanding any other provision of this Agreement, nothing in this Agreement shall limit or exclude the liability of either Party in respect of:
 - 4.4.1. death of personal injury resulting from negligence
 - 4.4.2. fraud or fraudulent misrepresentation; or:
 - 4.4.3. any other losses which cannot be excluded by law:

5. Copyright and Confidentiality

- 5.1. The Customer and the Client acknowledge that the Report is confidential and is intended for the personal use of the Client. The copyright and any other intellectual property rights in the Report shall remain the property of SafeMove. No intellectual or other property rights ae transferred or licensed to the Customer the Client or the Purchaser except to the extent expressly provided.
- 5.2. The Customer or Client is entitled to make copies of the Report but may only copy Ordnance Survey mapping or data contained in or attached to the Report, if they have an appropriate licence from the originating source of that mapping or data.
- 5.3. The Customer and the Client agree (in respect of both the original and any copies made) to respect and not to after any trademark, copyright notice or other property marking which appears on the Report.



- 5.4. The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.
- 5.5. The customer and the Client agree to indemnify SafeMove against any losses, costs, claims and damage suffered by SafeMove as a result of any breach by either of them of the terms of paragraphs 5.1 to 5.4 inclusive.
- 5.6. The enquiries contained in the Report are protected by copyright owned by the Law Society of 113 Chancery Lane, London UC2A 1PL and must not be used for any purpose outside the context of the Report.
- 5.7. We are a member of the Drainage and Water Searches Network (DWSN), a membership organisation for companies who are responsible for compiling full and complete responses to the Law Society's CON29DW Residential and CON29DW Commercial products. For more information please visit www.dwsn.org.uk. The DWSN Standards are: -
 - Promotion of best practice and quality.
 - Maintain adequate insurance.
 - Display the appropriate logos to signify high standards.
 - Respond to complaints in a timely fashion and provide an appropriate escalation procedure
 - o Comply with all applicable UK legislation, regulations and industry standards.
 - Act in a professional and honest manner and provide a service with due care and skill.



The Property Ombudsman scheme (TPOs)

If we cannot resolve your complaint or have failed to comply with the complaints procedure, you may refer your complaint under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £25,000 to you if the Ombudsman finds that you or your client has suffered actual financial loss, distress or inconvenience. In addition to the TPO redress scheme covering consumers, TPO will also provide redress for small businesses (including Charities and Trusts) that meet the following criteria:-

- o a small business (or group of companies) with an annual turnover of less than £3 million.
- o a charity with an annual income of less than £3 million.
- o a Trust with a net asset value of less than £3 million.

TPOs Contact Details: The Property Ombudsman scheme Milford House 43-55 Milford Street Salisbury SP1 2BP Telephone: 01722 333306 Fax: 01722 332296 Website: www.tpos.co.uk Email: admin@tpos.co.uk





6. Payment

6.1. Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by SafeMove, without any set off, deduction or counterclaim. Unless the Customer has an account with SafeMove for payment for Reports, SafeMove must receive payment for Reports in full before the Report is produced. For Customers with accounts, payment terms will be as agreed with SafeMove

7. General

- 7.1. If any provision of these terms is or becomes invalid or unenforceable, it will be deemed to be removed from the rest of these terms to the extent that it is invalid or unenforceable. No other provision of these terms shall be affected.
- 7.2. These terms shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.
- 7.3. Nothing in these terms and conditions shall in any way restrict the statutory rights of the Customer of the Client or any other rights of access to the information contained in the Report.
- 7.4. In the provision of the services SafeMove may disclose personal data provided to other companies within its group in accordance with the Data Protection Act 2018/General Data Protection Regulation and other applicable laws.
- 7.5. The provisions of the Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement. Unless expressly provided by this Agreement, no third party may enforce or benefit from any term of this Agreement.
- 7.6. SafeMove offers a robust complaints procedure which can be found at https://www.safe-move.co.uk/faqs/ If your complaint has gone through our complaints procedure and you are dissatisfied with the response or it has exceeded our response timescales you may refer your complaint for consideration under The Property Ombudsman Scheme (TPOs). You can obtain further information by visiting www.tpos.co.uk or email admin@tpos.co.uk.

Property Identifier

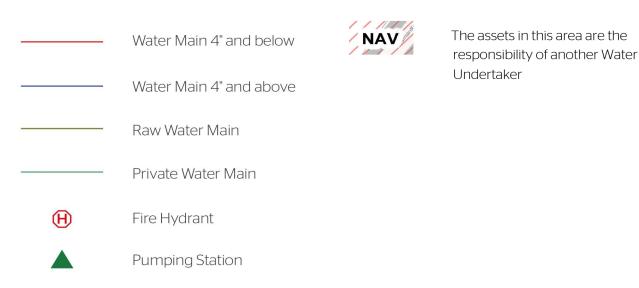


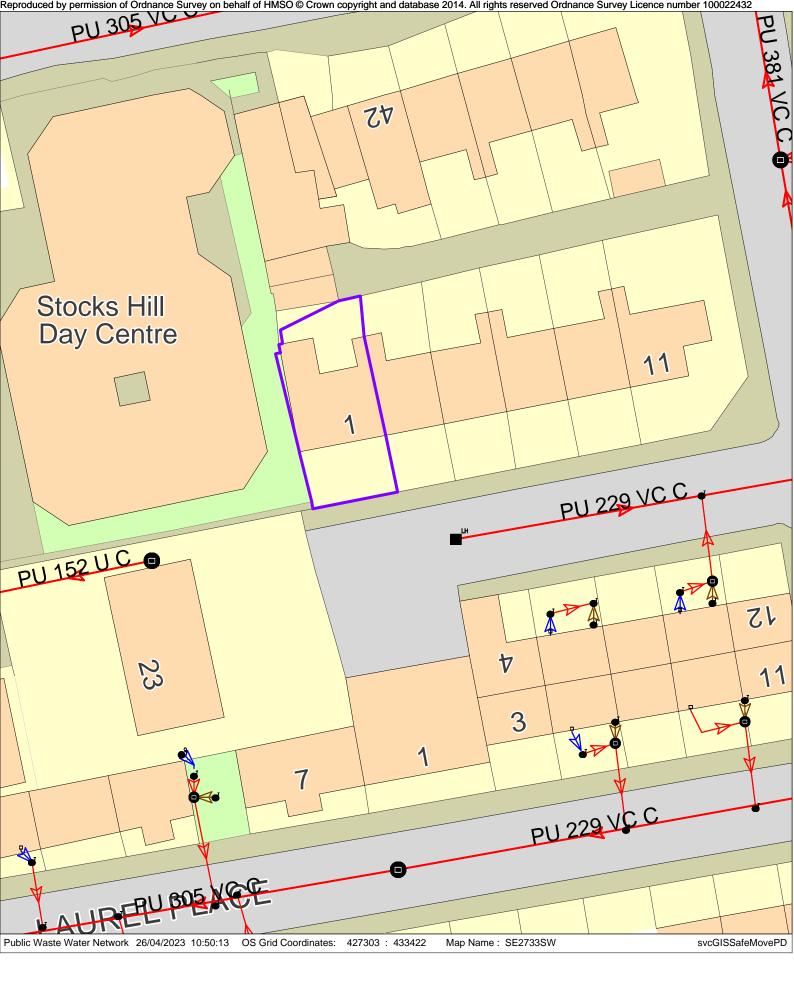
Sewer Legend

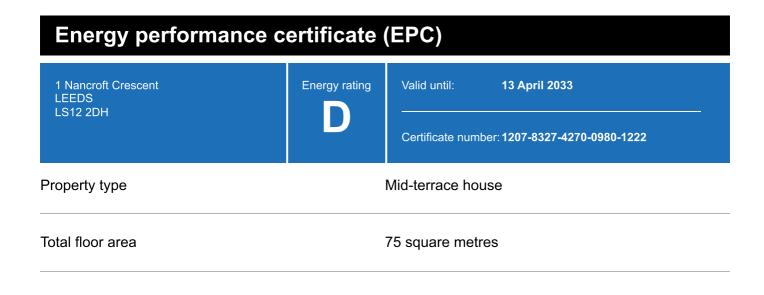


Please note that the direction of flow arrows may not always appear depending on the scale of the map.

Water Legend







Rules on letting this property

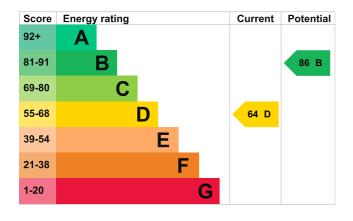
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

<u>See how to improve this property's energy efficiency.</u>



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Rating	
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 275 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

· Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £785 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could **save £233 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 11,215 kWh per year for heating
- 2,090 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

• 753 kWh per year from cavity wall insulation

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental	impact	of	this
property			

This property's current environmental impact rating is D. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

An average household produces

This property produces

6 tonnes of CO2

3.6 tonnes of CO2

This property's potential production

1.4 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£146

Step	Typical installation cost	Typical yearly saving
2. Cavity wall insulation	£500 - £1,500	£37
3. Heating controls (room thermostat)	£350 - £450	£25
4. Solar water heating	£4,000 - £6,000	£24
5. Solar photovoltaic panels	£3,500 - £5,500	£345

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name Ian Adler
Telephone 03300881141

Email <u>ian@epcnational.co.uk</u>

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme Stroma Certification Ltd

Assessor's ID STRO038069
Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
20 March 2023
14 April 2023

RdSAP

Law Society Fittings and Contents Form (3rd edition)

Address of the property	1 And 1A Nancroft Crescent
	Leeds
	West Yorkshire
	Postcode LS12 2 D H
Full names of the seller	David Hardy
ruii names of the seller	David Hardy
Seller's solicitor	
Name of solicitor's firm	Ison Harrison Solicitors
Address	46a The Grove
	Ilkley
	LS29 9EE
Email	steve.neale@isonharrison.co.uk
Reference number	331725-0003/SMN
Transfer and trainings.	
About this form	
	The aim of this form is to make clear to the buyer which items are
	included in the sale. It must be completed accurately by the seller as the
	form may become part of the contract between the buyer and seller.

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

Definitions

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





Instructions to the seller and the buver

In each row, the seller should tick the appropriate box to show whether:

- the item is included in the sale ('Included');
- the item is excluded from the sale ('Excluded');
- there is no such item at the property ('None').

Where an item is excluded from the sale the seller may offer it for sale by inserting a price in the appropriate box. The buyer can then decide whether to accept the seller's offer.

A seller who inserts a price in this form is responsible for negotiating the sale of that item directly with the buyer or through their estate agent. If the seller or buyer instructs their solicitor to negotiate the sale of such an item, there may be an additional charge.

Sellers and buyers should inform their solicitors of any arrangements made about items offered for sale.

If the seller removes any fixtures, fittings or contents, the seller should be reasonably careful to ensure that any damage caused is minimised.

Unless stated otherwise, the seller will be responsible for ensuring that all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds), and that the property is left in a reasonably clean and tidy condition.

	Included	Excluded	None	Price	Comments
Boiler/immersion heater	- Comment				
Radiators/wall heaters					
Night-storage heaters			U		
Free-standing heaters			0		
Gas fires (with surround)					
Electric fires (with surround)			9		
Light switches	9				
Roof insulation	0				
Window fittings					
Window shutters/grilles					
Internal door fittings					
External door fittings					
Doorbell/chime			9		

	Included	Excluded	None	Price	Comments
Electric sockets					
Burglar alarm					
Other items (please speci	fy)				

Hob Extractor hood Oven/grill Cooker Microwave 9 Refrigerator/fridge-freezer AT Nº 1 ATNOI. Freezer Dishwasher AT NO 1 Tumble-dryer ATNO1 . Washing machine Other items (please specify)

- (
- 1	- 5	Bathroom 1970 in the second se
- 1		
- 3		

	Included	Excluded	None	Price	Comments
Bath	9				
Shower fitting for bath			9		
Shower curtain					
Bathroom cabinet					
Taps	0				
Separate shower and fittings			0		
Towel rail	9				BOTH.
Soap/toothbrush holders			0		
Toilet roll holders					
Bathroom mirror					

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	0				IN BOTH NoI+la
Living room	0				Nº la
Dining room			9		
Kitchen			9		
Bedroom 1	D				BOTH
Bedroom 2	0				IN No /
Bedroom 3					IN Nº 1.
Other rooms (please specify)					

	Included	Excluded	None	Price	Comments
Curtain rails/poles/pelmets					
Hall, stairs and landing					BLINDS
Living room					(')
Dining room					
Kitchen	V				(1)
Bedroom 1	D				(' '
Bedroom 2					
Bedroom 3	0				(\ \ \)
Other rooms (please specify)					
Curtains/blinds					
Hall, stairs and landing	9				BLNDS
Living room					
Dining room	0				1
Kitchen	0				
Bedroom 1	Ø				11
Bedroom 2	0				(')
Bedroom 3	0				11
Other rooms (please specify)					

Note: If the seller removes a light fitting, it is assumed that the seller will replace the fitting with a ceiling rose, a flex, bulb holder and bulb and that they will be left in a safe condition.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	0				
Living room	0				
Dining room	0				
Kitchen	0				
Bedroom 1	0				
Bedroom 2	0				
Bedroom 3	0				
Other rooms (please specify)					

Note: Fitted units include, for example, fitted cupboards, fitted shelves, and fitted wardrobes.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing			9		
Living room			9		
Dining room	9		U		
Kitchen	9				NOI + Nola UNITS
Bedroom 1			3		
Bedroom 2			0		
Bedroom 3					

	Included	Excluded	None	Price	Comments
Other rooms (please specify)					
Outdoor area			12.70		
	Included	Excluded	None	Price	Comments
Garden furniture			V		
Garden ornaments			9		
Trees, plants, shrubs			9		
Barbecue					
Dustbins	0				
Garden shed					
Greenhouse			0		
Outdoor heater					
Outside lights					
Water butt			0		
Clothes line			0		
Rotary line					
Other items (please specify)	NEST.				

	Included	Excluded	None	Price	Comments
Telephone receivers					
Television aerial					MIGANI
Radio aerial					
Satellite dish					
0 Stock of fuel					
	Included	Excluded	None	Price	Comments
Oil		0			
Wood			9		
			0		
Liquefied Petroleum Gas (LPG)					
Liquefied Petroleum Gas (LPG)		Included		Price	Comments
Liquefied Petroleum Gas (LPG)			0	Price	
Wood Liquefied Petroleum Gas (LPG) 1 Other items			Excluded	Price	
Liquefied Petroleum Gas (LPG)			Excluded	Price	

Each seller should sign this form.

Signed:

The Law Society is the representative body for solicitors in England and Wales.

Dated:

.....

Special conditions of sale

Words in bold type have special meanings, which are defined in the glossary.

Words that are neither in square brackets nor in italics constitute the **special conditions** applicable to the relevant **lot**. References to the **general conditions** are for convenience only and are not intended to be comprehensive.

I of number

Name and address of the seller

[Name and address]

David Shaun Hardy of 1a Nancroft Crescent, Armley, LS12 2DH

Name, address and reference of the seller's conveyancer

[Name, address and reference]

Ison Harrison Solicitors, 46a The Grove, Ilkley, LS29 9EE (Ref: SMN/331725-0003)

Brief description of the lot (see condition G1.1)

1 and 1a Nancroft Crescent, Armley, LS12 2DH registered under title number YWE13607

Rights to be granted (see condition G1.1)

None

Rights to be reserved (see condition G1.1)

None

Exclusions (see condition G1.1)

None

Tenancies (see condition G1.2)

There are no tenancies.

What the sale is subject to (see condition G1.3)

The matters set out in the general conditions

and

The matters set out in the **general conditions**

and

- (a) Any matters contained or referred to in the entries or records made in registers maintained by the Land Registry as at 24 April 2023 at 11:06:19 under title number YWE13607
- (b) Any matters discoverable by inspection of the Property before the date of this contract.
- (c) Any matters which the Seller does not and could not reasonably know about.
- (d) Any matters disclosed or which would have been disclosed by the searches and enquiries which a prudent buyer would have made before completion.
- (e) Public requirements
- (f) Any matters which are unregistered interests which override registered dispositions under Schedule 3 to the Land Registration Act 2002; and
- (g) The matters referred to in the draft Transfer (annexed)

Special conditions of sale

Deposit (see condition G2)

10% of the **price** to be paid to the **auctioneer** and held by the **auctioneer** (or, if the **auctioneer** chooses, the **seller's** conveyancer) as stakeholder.

Insurance (see condition G3)

The **seller** has no obligation to insure the **lot** after the **contract date**.

Title (see condition G4)

Freehold.

Registered or unregistered?

Registered

Nottingham District Land Registry with absolute under title number YWE13607

Title guarantee (see condition G4.3)

Full title guarantee, subject to condition G4.3.

As set out in the **transfer**

Transfer (see condition G5)

A copy of the prescribed form of **transfer** has been made available prior to the **auction**.

Agreed completion date (see condition G6.1)

Twenty **business** days after the **contract date**.

Common auction conditions

Interest rate (see condition G10)

5% over Barclays Bank Base rate from time to time.

Arrears (see condition G11)

Not applicable.

VAT (see **conditions** G14 and 15)

VAT is not payable as the transaction is exempt.

Capital Allowances (see condition G16)

No capital allowances are available.

Maintenance agreements (see condition G17)

There are no maintenance agreements.

TUPE (see condition G20)

There are no employees to which TUPE applies.

Environmental (see condition G21)

Condition G21 applies. The following reports have been supplied by the **seller**: Environmental Search dated 25 April 2023 by Groundsure Location Intelligence

Common auction conditions

Special conditions of sale

Warranties (see condition G25)

There are no available warranties.

Amendments to the general conditions

None.

Extra special conditions

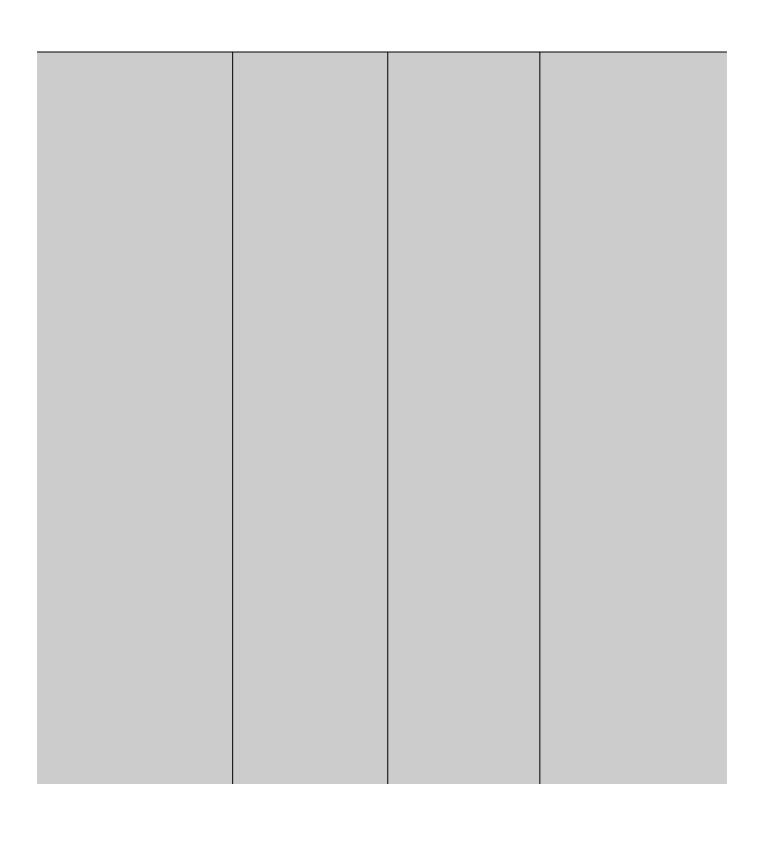
- 1. The Transfer of the Property to the Buyers shall be in the form annexed hereto.
- 2. The Seller shall not be required to convey the Property to any person other than the Buyer as named in this Contract nor in more than one lot nor at more than the contractual price nor at a price divided between different parts of the Property.
- 3. The Buyer acknowledges that:-

- 3.1 It has inspected the Property and purchases it with full knowledge of its actual state of repair and condition.
- 3.2 It shall take the Property as it stands.
- 3.3 It has carried out all inspections and surveys and made all searches and enquiries from third parties which a prudent purchaser would do and enters into this contract solely as a result therefor and on the basis of the terms of this contract.
- 3.4 It does not enter into this contract in reliance upon any plan or representation or warranty whether written or oral or implied made by or on behalf of the Seller save for any representations or warranty contained in written replies by the Seller to any written enquiries before contract raised by the Buyer's Solicitor.
- 4. This contact shall remain in full force and effect until fully complied with notwithstanding completion of the sale and purchase hereby effected.
- 5. The Contracts (Rights of Third Parties) Act 1999 shall not apply to this contract and unless specifically provided herein no person other than the parties to this contract shall have any rights under it nor shall it be enforceable by any person other than the parties hereto.
- 6. On completion the Buyer will reimburse to the Seller the local search fees paid by the Seller amount to £572.40 and engrossment fee for the TP1 of £100 plus VAT.
- 7. The Property contracted to be sold is held by the Seller an exempt charity.
- 8. If the Sellers Solicitors serve a Notice to Complete on the Buyer or on the Buyer Solicitors the Buyer shall on completion pay to the Seller the sum of £295 plus VAT towards the Seller's Solicitors costs of preparing and serving the said notice.
- 9. The Buyer is not entitled to transfer the benefit of the contract nor to require the seller to enter into any transfer by way of sub-sale to a person not a party to this contract without the consent of the sellers and seller's Solicitors. If agreed the buyer shall reimburse the seller (by payment to the Sellers Solicitors for the additional fee of £100 plus VAT).
- 7. This contract contains the entire agreement between the parties.

Common	auction	conditions
COMMISSION	a a c c c c c c c c c c c c c c c c c c	COMMISSION

Special conditions of sale Arrears schedule

These are the **arrears** referred to in **condition** G11:



Common auction conditions

Special conditions of sale Tenancy schedule The lot is sold subject to and with the benefit of the tenancies listed below

Property	Date	Original landlord and tenant	Current tenant	Term	Current Rent