

Property: 100 Cottrell Road, Roath, Cardiff CF24 3EZ registered at HM Land Registry under title number WA219316

Sellers: [REDACTED]

Tenure: Freehold

Title Guarantee: Limited

Sold with vacant possession.

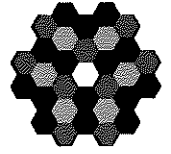
Special Conditions

1. The Buyer shall reimburse the Seller for the cost of the searches included in the legal pack for £172.78 + VAT and legal fees of £1,300 + VAT and any other disbursements.
2. The Buyer has no right to raise requisitions on title after the auction.
3. The lot is being sold subject to a reserve price.

Legal Pack

100 Cottrell Road, Roath, Cardiff CF24 3EZ

1. Office Copy WA219316
2. Title Plan
3. TA6
4. TA10
5. Special Conditions of Sale
6. EPC
7. Local Authority Search



Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
WA219316

Edition date / Dyddiad yr
argraffiad 07.10.2025

- This official copy shows the entries on the register of title on 29 May 2026 at 07:35:02.
- 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 29 May 2026.
- 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 Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 29 Mai 2026 am 07:35:02.
- Rhaid dyfynnu'r dyddiad hwn fel y "dyddiad y chwilir ohono" mewn unrhyw gais am chwiliad swyddogol sy'n seiliedig ar y copi hwn.
- Y dyddiad ar ddechrau cofnod yw'r dyddiad y gwnaethpwyd y cofnod yn y gofrestr.
- Cyhoeddwyd ar 29 Mai 2026.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- Gweinyddir y teitl hwn gan Gofrestrfa Tir EF Swyddfa Cymru.

A: Property Register / Cofrestr Eiddo

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

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl.

CARDIFF/CAERDYDD

- 1 (16.08.1982) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 100 Cottrell Road, Roath, Cardiff (CF24 3EZ).

B: Proprietorship Register / Cofrestr Perchnogaeth

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

Title absolute/Teitl llwyr

- 1 (07.10.2025) PROPRIETOR: CH [REDACTED]

Title number / Rhif teitl WA219316

B: Proprietorship Register continued / Parhad o'r gofrestr perchnogaeth

[REDACTED]

2 (20.08.2013) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

3 [REDACTED]

End of register / Diwedd y gofrestr

These are the notes referred to on the following official copy

Dyma'r nodiadau y cyfeirir atynt ar y copi swyddogol canlynol.

The electronic official copy of the title plan follows this message.

Mae'r copi swyddogol electronig o'r cynllun teitl yn dilyn y neges hon.

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

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.

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.

Anfonwyd y copi swyddogol hwn yn electronig a phan gaiff ei argraffu ni fydd wrth raddfa. Gallwch gael copi swyddogol papur trwy archebu un o Gofrestrfa Tir EF.

This official copy is issued on 02 June 2026 shows the state of this title plan on 02 June 2026 at 15:05:26. 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.

Mae'r copi swyddogol hwn a gyhoeddir ar 02 Mehefin 2026 yn dangos sefyllfa'r cynllun teitl hwn ar 02 Mehefin 2026 am 15:05:26. Mae'n dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol (adran 67 Deddf Cofrestru Tir 2002). Mae'r cynllun teitl hwn yn dangos safle cyffredinol, nid union linell, y terfynau. Gall fod gwyradau yn y raddfa. Mae'n bosibl na fydd mesuriadau wedi eu graddio o'r cynllun hwn yn cyfateb â mesuriadau rhwng yr un pwyntiau ar y llawr. Gweinyddir y teitl hwn gan Gofrestrfa Tir EF Swyddfa Cymru.

This title is dealt with by the HM Land Registry, Wales Office .

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© Hawlfraint y Goron. Cynhyrwyd gan Gofrestrfa Tir EF. Gwaherddir atgynhyrchu'r cyfan neu ran heb ganiatâd ysgrifenedig blaenorol yr Arolwg Ordnans. Rhif Trwydded AC0000851063.

H.M. LAND REGISTRY		TITLE NUMBER	
		WA219316	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	SOUTH GLAMORGAN		ST 1977
	CARDIFF DISTRICT		SECTION
			J
Scale: 1/1250			Crown Copyright 1968.

ADMINISTRATIVE AREA

CARDIFF
CAERDYDD



TA6 Law Society Property Information Form (6th edition) (2025)

1. Property and seller details

For more information and help answering these questions, see [section 1 of the explanatory notes](#).

Address of the property

100 Cottrell Road
Roath
Cardiff

Postcode:

C	F	1	4	3	E	Z	
---	---	---	---	---	---	---	--

UPRN (if known):

Full name(s) of the seller(s)

[REDACTED]

What is your role in the sale?

- Seller(s)
- Executor(s)/Administrator(s)
- Attorney(s)
- Trustee(s)

When did you become the owner of, or get authority to sell, the property? (DD/MM/YYYY)

Date: 07/10/2025

Details of the seller if a company

Company number:

Director/authorised person:

Country of incorporation:

Seller's solicitor

Name of solicitor's firm:

Darwin Gray LLP

Address:

9 Cathedral Road,
Pontcanna,
Cardiff

Postcode:

C F 1 7 [] 9 H A

Instructions for sellers

The answers in the TA6 form must be prepared by:

- the owner named on the HM Land Registry title and/or title deeds, or
- any legal representative selling under a power of attorney, trust or grant of probate or representation

All the sellers must prepare the answers and sign the form.

Buyers can rely on the information you give in the TA6 form.

If you give misleading information, the buyer may be able to claim compensation after completion.

If you give incomplete information or fail to answer, this may delay the transaction or cause the buyer to withdraw.

For more information on the form and help answering the questions, read the separate explanatory notes:

www.lawsociety.org.uk/ta6-explanatory-notes

Important things to remember:

- Answer the questions truthfully, completely and as accurately as you can from your own knowledge (or from information held by the owner if you are their representative)
- You are not expected to have legal or technical knowledge, but you are expected to have a reasonable basis for the answers that you give
- You might not know what occurred during a previous ownership of the property, but you should include information about anything you do know if relevant to the questions
- Check your answers match the information reasonably available to you
- If you do not know any answer, you must say so. If you are unsure about any of the questions, check the separate explanatory notes or ask your solicitor
- If any information you have given or arrangement you've made is wrong or has changed, inform your solicitor immediately
- Give your solicitor any documents or other papers which relate to the questions in the TA6 form. For example, copies of any planning permissions or building control consents. If any documents are lost or missing, tell your solicitor
- If any information in the TA6 form has been prepopulated, check the information and make sure it is accurate
- Read the definitions below. These explain the meaning of many words and phrases used in the questions

Documents you may need to complete the TA6 form

- Utility bills
- Information about facilities and services
- Planning permissions and building control consents
- A copy of the Land Registry title documents, party wall notices and any other notices or consents
- Competent person certificates
- Any guarantees and warranties
- Information about any works you've carried out and arrangements for parking etc.

Other transaction (TA) forms you may need to complete

If all or any part of the property is held on a lease, you must also complete the Leasehold Information Form (TA7).

The TA7 form has additional questions for leasehold properties.

Contact your solicitor if you think you may need to complete the TA7 form.

You may be asked to complete other forms such as a Fittings and Contents Form (TA10).

Information for buyers

Buyers should tell their solicitor if they receive any other information about the property separately from the TA6 form and they wish to rely on it.

This could be information received in writing or in conversation.

The information could be directly from the seller or through an estate agent, solicitor or online.

Buyers should also:

- ask their solicitor about enquiries and investigations that can be carried out to obtain up-to-date information
- instruct a surveyor to carry out a survey to make sure they are informed about the physical and structural condition of the property

For more information on the questions in the form, read the separate explanatory notes:

www.lawsociety.org.uk/ta6-explanatory-notes

Important things to remember

- The seller will complete the TA6 form to the best of their knowledge
- Sellers can only tell buyers about matters they know. They may not have legal or technical knowledge. For example, they may not understand surveys or other reports. They may not know about matters prior to their ownership of the property
- Even where the seller has guarantees or other documents relating to the condition of the property, the seller is not giving any warranty about it
- The seller's solicitors, its members, partners, employees, consultants or other staff have no liability for the accuracy of the replies given
- Where buyers are getting a mortgage, they should not rely on any inspection or valuation report carried out for the benefit of their lender
- It is not the seller's or buyer's solicitor's responsibility to check the physical state or condition of the property
- Read the definitions below. These explain the meaning of many words and phrases used in the questions

Definitions

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

'Completion' means the stage where:

- the sale price is paid to the seller
- ownership of the property passes to the buyer, and
- the seller hands over the keys

'Consents' means the formal permissions required from any person or body who has a legal right to control what happens to a property. Consents are often related to property developments or alterations.

'Freehold' means the outright ownership of the land and buildings on it.

'Flooding' means any case where land not normally covered by water becomes covered by water.

'Leasehold' means you have a lease of the property for a fixed number of years, with another person owning the freehold or a superior lease.

The lease will usually include obligations and restrictions. The person who owns the freehold or superior lease (the landlord) can enforce them and may require you to pay rent or other sums to them.

If the property is a flat or maisonette, the leasehold may not include the structure or common parts of the building or the land on which it stands.

'Listed building' means a property of special architectural or historic interest that is "listed" in the **National Heritage List for England** or the **National Historic Assets of Wales**.

'Property' includes all buildings and land within its boundaries.

'Sale contract' means the legal contract between the buyer and seller for the purchase/sale of the property.

It is a legal document. Once the contract is exchanged it is legally binding on all parties.

'Seller' means all sellers together where the property is owned by more than one person.

This includes anyone who is acting on their behalf as a personal representative, attorney or trustee, or a company.

'Solicitor' includes, for the purposes of this form, **'conveyancer' as defined by HM Land Registry Practice Guide 67**.

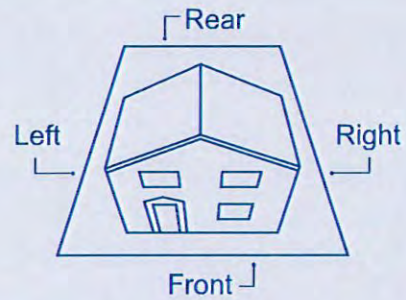
'Title deeds' means the legal documents that prove ownership of land and property. Most title deeds are held electronically by HM Land Registry.

'Title plan' means a diagram that outlines the boundaries of a registered property or land, as recorded by HM Land Registry.

'You' and **'your'** refers to the seller or, where applicable, the personal representatives, attorneys or trustees for the seller.

2. Boundaries

For more information and help answering these questions, see **section 2 of the explanatory notes**.



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

- | | | | | |
|-------------------|--|------------------------------------|---------------------------------|---|
| (a) on the left? | <input type="checkbox"/> Seller | <input type="checkbox"/> Neighbour | <input type="checkbox"/> Shared | <input checked="" type="checkbox"/> Not known |
| (b) on the right? | <input type="checkbox"/> Seller | <input type="checkbox"/> Neighbour | <input type="checkbox"/> Shared | <input checked="" type="checkbox"/> Not known |
| (c) at the rear? | <input type="checkbox"/> Seller | <input type="checkbox"/> Neighbour | <input type="checkbox"/> Shared | <input checked="" type="checkbox"/> Not known |
| (d) at the front? | <input checked="" type="checkbox"/> Seller | <input type="checkbox"/> Neighbour | <input type="checkbox"/> Shared | <input type="checkbox"/> Not known |

2.2 If the boundaries of the property are irregular, indicate ownership by written description or by reference to a plan:

- Plan attached To follow

n/a

2.3 Are you aware of any boundary feature being moved, any adjacent land being added to the property, or any neighbour taking over or building on any part of your property?

- Yes No

If yes, please give details:

2.4 Does any part of the property or any building on the property overhang or project under the boundary of the neighbouring property or road? For example, cellars under the pavement, overhanging eaves or covered walkways.

- Yes No Not known

If yes, please give details:

2.5 Are you aware of any notice being served or received under the Party Wall etc. Act 1996 in respect of any shared/party walls or boundaries?

- Yes No

If yes, supply a copy and give details of any works carried out or agreed:

- Attached To follow

3. Disputes

For more information and help answering these questions, see [section 3 of the explanatory notes](#).

3.1 Are you aware of any disputes or complaints about the property or a property nearby?

Yes No

If yes, give details such as when this took place and who was involved:

3.2 Are you aware of anything that might lead to a dispute about the property or a property nearby?

Yes No

If yes, please give details:

4. Notices

For more information and help answering these questions, see [section 4 of the explanatory notes](#).

4.1 Are you aware of any notices, communications, negotiations or discussions which affect the property or a property nearby? For example, from or to a neighbour, council or government department.

Yes No

If yes, please give details:

4.2 Are you aware of any plans or proposals to develop property or land nearby?

Yes No

If yes, please give details:

4.3 Are you aware of any proposals to make alterations to or change the use of buildings nearby?

Yes No

If yes, please give details:

5. Alterations

For more information and help answering these questions, see **section 5 of the explanatory notes**.

5.1 Are you aware of any of the following alterations to the property?

- | | | |
|---|------------------------------|--|
| (a) replacement windows, roof windows, roof lights, glazed doors since 1 April 2002 | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| (b) extension | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| (c) conservatory | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| (d) loft conversion | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| (e) garage conversion | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| (f) removal of internal walls | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| (g) removal of chimney breast | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| (h) insulation | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| (i) other building works or changes to the property | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Details of gas and electrical works should be given at question 11 and not here.

5.2 If you answered 'yes' to any of the questions in 5.1(a)–(i):

(a) give details of the work and the date it was carried out, or state not known:

(b) has all this work been completed?

Yes No

If no, give details of what remains to be completed:

(c) supply copies of the planning permissions, building regulations approvals, completion certificates or competent person certificates for the work if you have them.

Attached To follow Not available

(d) if any of the work was undertaken during your ownership of the property:

(i) did you get planning permissions, building regulations approvals, completion certificates or competent person certificates when necessary?

Yes No

(ii) if planning permissions, building regulations approvals, completion certificates or competent person certificates were not required, explain why:

5.3 Is any part of the property used exclusively for non-residential purposes?

Yes No

If yes, give details and supply a copy of any relevant planning permission:

Attached To follow

5.4 Are you aware of any breaches of planning permission conditions or building regulations consent conditions, unfinished work or work that does not have all necessary consents?

Yes No

If yes, please give details:

5.5 Are you aware of any planning or building control issues that need to be resolved?

Yes No

If yes, please give details:

Solar power systems

5.6 Has a solar power system for generating electricity, hot water or heating been installed at the property?

Yes No

If you answered 'no' to question 5.6, **continue to question 5.7** and do not answer questions 5.6(a)–(h)

(a) Is the system used only to provide hot water or heating and not to generate electricity?

Yes No

(b) Which year was the system installed? (YYYY)

(c) Do you own the system outright?

Yes No

(d) Has a long lease of the roof or air space been granted to a solar power system provider? A typical long lease may last 20 to 25 years. If yes, supply a copy of the lease.

Yes No

Attached To follow

(e) Do you have a maintenance agreement in place for the system? If yes, supply a copy of the agreement.

Yes No

Attached To follow

(f) Is there a battery for storing solar power?

Yes No

If yes, provide the make, model and storage capacity in kWh of the battery:

(g) Does the system feed into the National Grid?

Yes No

If yes:

(i) is there a Feed-in Tariff (FIT) or Smart Export Guarantee (SEG) in place?

Yes No

If no, continue to question 5.6(h)

(ii) supply a copy of the agreement.

Attached To follow

(iii) provide a copy of the electricity bill showing the credit paid for the generation.

Attached To follow

(iv) provide details of the procedure for assigning the benefit of the FIT or SEG agreement on completion of the purchase to the buyer.

Attached To follow

(h) Provide a copy of the building regulations completion certificate or compliance certificate (e.g. MCS) for the installation of the system.

Attached To follow Not available

Listed buildings

5.7 Is the property (or any part of it) listed?

Yes No Not known

Conservation area

5.8 Is the property (or any part of it) in a conservation area?

Yes No Not known

Tree preservation orders

5.9 Are any trees on or overhanging the property subject to a tree preservation order (TPO)?

Yes No Not known

If yes, are you aware of any works carried out on those trees?

Yes No Not known

If yes, give details and provide a copy of the TPO along with any relevant documents:

Attached To follow

6. Guarantees and warranties

For more information and help answering these questions, see [section 6 of the explanatory notes](#).

6.1 Does the property have any of the following unexpired guarantees or warranties?
If yes, supply a copy.

- | | | |
|--|---|--|
| (a) new home warranty (e.g. NHBC or similar) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| | <input type="checkbox"/> Attached | <input type="checkbox"/> To follow |
| (b) damp proofing | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| | <input type="checkbox"/> Attached | <input type="checkbox"/> To follow |
| (c) timber treatment | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| | <input type="checkbox"/> Attached | <input type="checkbox"/> To follow |
| (d) windows, roof lights, roof windows or glazed doors | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| | <input type="checkbox"/> Attached | <input type="checkbox"/> To follow |
| (e) roofing | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| | <input type="checkbox"/> Attached | <input type="checkbox"/> To follow |
| (f) boiler or heating systems | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| | <input type="checkbox"/> Attached | <input type="checkbox"/> To follow |
| (g) underpinning | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| | <input type="checkbox"/> Attached | <input type="checkbox"/> To follow |
| (h) insulation | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| | <input type="checkbox"/> Attached | <input type="checkbox"/> To follow |
| (i) other (please state): | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| | <input type="checkbox"/> Attached | <input type="checkbox"/> To follow |

6.2 Are you aware of any claims under any of these guarantees or warranties?

- Yes No

If yes, please give details:

6.3 Are you aware of anything that may breach the terms and conditions of any of these guarantees or warranties?

- Yes No

If yes, please give details:

7. Insurance

For more information and help answering these questions, see [section 7 of the explanatory notes](#).

7.1 Do you insure the property?

Yes No

If no, who insures the property?

7.2 Are you aware of the property insurance ever being difficult to obtain or subject to special conditions?

Yes No

If yes, please give details:

7.3 Have you made any buildings insurance claims?

Yes No

If yes, give details, including the date(s) of any claim(s) and how they were resolved:

8. Environmental matters

For more information and help answering these questions, see [section 8 of the explanatory notes](#).

Flooding

8.1 Are you aware of the property or any part of it ever being flooded? Yes No

If yes, what type of flooding took place?

Ground water Yes No

Sewer flooding Yes No

Surface water Yes No

Coastal flooding Yes No

River flooding Yes No

Other Yes No

Give details about the date(s) any flooding occurred and which parts flooded:

8.2 Are you aware of any defences installed at the property to prevent flooding?

Yes No Not known

If yes, please give details:

Radon

8.3 Are you aware of any radon tests that have been carried out on the property?

Yes No Not known

If yes:

(a) supply a copy of the report Attached To follow
(b) was the test result below the 'recommended action level'? Yes No

8.4 Were any remedial measures undertaken to reduce radon gas levels in the property?
Measures could have been undertaken during construction or while adding an extension.

Yes No Not known

Green Deal

8.5 Have any installations in the property been financed under the Green Deal scheme?

Yes No

If yes, give details of all installations and supply a copy of your last electricity bill:

Attached To follow

Japanese knotweed

8.6 Is the property affected by Japanese knotweed?

Yes No Not known

If yes, is there a Japanese knotweed management and treatment plan in place?

Yes No Not known

If yes, provide a copy of the plan with any insurance cover linked to the plan.

Attached To follow

8.7 Has a Japanese knotweed survey been carried out in relation to the property?

Yes No Not known

If yes, provide a copy of the survey.

Attached To follow

9. Rights and informal arrangements

For more information and help answering these questions, see [section 9 of the explanatory notes](#).

Rights and arrangements benefiting the property

9.1 Do you exercise any rights or arrangements over any other properties?

Yes No

If yes, please give details:

9.2 Have you been asked to contribute towards the cost of the jointly used facilities?

Yes No Not applicable

If yes, give details of how much, how often and who you pay:

9.3 Are you aware of any disagreement or complaint about any such right or arrangement?

Yes No Not known

If yes, please give details:

Rights and arrangements benefiting other properties

9.4 Do the owners of any other properties exercise any rights or arrangements over the property?

Yes No

If yes, please give details:

9.5 Have you asked the owner of any other properties to contribute towards the cost of the jointly used facilities?

Yes No Not applicable

If yes, specify whether you receive this payment or if it is made to a third party.
Include details about how much is paid and how often payments are made:

9.6 Are you aware of any disagreement or complaint about any such right or arrangement?

Yes No Not known

If yes, please give details:

Facilities crossing the property or any other property

9.7 Are you aware of any drains, pipes or wires serving the property that cross any other property?

Yes No Not known

9.8 Are you aware of any drains, pipes or wires leading to any other property that cross the property?

Yes No Not known

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

Yes No Not known

If yes, supply a copy or give details:

Attached To follow

10. Parking

For more information and help answering these questions, see [section 10 of the explanatory notes](#).

10.1 What are the parking arrangements at the property?

Street parking

10.2 Is a permit required for on-road parking?

Yes No

10.3 Does the property have an electric vehicle (EV) charging point?

Yes No

If yes:

(a) specify the type of EV charger, connector and its location and provide building regulation approvals:

Attached To follow

(b) does an EV charging cable have to cross the public pavement?

Yes No

If yes, specify any relevant local authority licence or terms and conditions:

11. Services

For more information and help answering these questions, see [section 11 of the explanatory notes](#).

Electrical systems

11.1 Are you aware of any electrical installation works carried out at the property?

Yes No

If yes, give details including when this work took place:

11.2 Does the property have any certificates for electrical installation works?

Yes No

If yes, please supply a copy.

Attached To follow

11.3 Does the property have an Electrical Installation Condition Report (EICR)?

Yes No

If yes, please supply a copy.

Attached To follow

Heating systems

11.4 How is the property heated? Tick all that apply:

Mains gas Oil Heat pumps
 Liquid gas Electricity Underfloor
 Woodburning / multi-fuel stove Other

If other, please give details:

(a) When was the heating system installed? (DD/MM/YYYY)

Date: Not known

(b) If there is a boiler (of any kind) when was it installed? (DD/MM/YYYY)

Date: Not known

(c) Has there been any replacement to the heating system (other than replacement of a boiler)?

Yes No Not known

(d) Supply compliance certificates or documentation for the installation or alteration of each heating system (such as a building regulation completion certificate).

Attached To follow None

(e) Supply a copy of the latest inspection report.

Attached To follow None

(f) Is the boiler and heating system working?

Yes No Not known

(g) In what year was the boiler and heating system last serviced or maintained?

Year: 2026 Not known

Please supply a copy of any service report.

Attached To follow

(h) If there is more than one heating system, attach answers to 11.4(a)–(g) separately.

Attached To follow

Drains and sewers

11.5 Is the property connected to mains:

(a) foul water drainage?

Yes No Not known

(b) surface water drainage?

Yes No Not known

11.6 Is sewerage for any part of the property provided by:

(a) a septic tank?

Yes No

(b) a sewage treatment plant?

Yes No

(c) a cesspool?

Yes No

If your answer is yes to any question in 11.6(a)–(c), answer question 11.7 below.
Otherwise continue to **question 12**.

11.7 If yes:

(a) when did the discharge commence? (MM/YYYY)

Month/Year: Not known

(b) when was the system installed? (MM/YYYY)

Month/Year:

(c) when was the sewerage system last replaced or upgraded? (MM/YYYY)

Month/Year:

(d) if a cesspool, when was the container last emptied? (MM/YYYY)

Month/Year:

(e) if the property is served by a sewage treatment plant, when was the treatment plant last serviced? (MM/YYYY)

Month/Year:

(f) does the sewerage system discharge to the ground or to surface water?

Ground Surface water

(g) if the sewerage system discharges to the ground, does it have an infiltration system?

Yes No

(h) is the use of the sewerage system shared with other properties?

Yes No

If yes, give details about how many properties share the system, the arrangements for jointly managing it and how the costs are shared:

(i) is any part of the sewerage system, or the access to it, outside the boundary of the property?

Yes No

If yes, supply a plan showing the location of the system and how access is obtained.

Attached To follow

(j) If you have a permit or documents relating to any of your answers to questions 11.7(a)-(i), supply a copy.

Attached To follow Not applicable

12. Connection to services

For more information and help answering these questions, see [section 12 of the explanatory notes](#).

Mark the 'yes' or 'no' boxes to show which of the following services are connected to the property and give details of any providers:

Mains electricity Yes No

Provider's name:

Location of meter:

MPAN number:

Mains gas Yes No

Provider's name:

Location of meter:

MPRN number:

Mains water Yes No

Provider's name:

Location of stopcock:

Location of meter (if any):

Mains sewerage

Yes No

Provider's name:

Small sewage treatment plant

Yes No

Provider's name:

Make/model:

Service provider's name:

Shared ground / air source heat pumps

Yes No

Provider's name:

Make/model:

Service provider's name:

Telephone

Yes No

Provider's name:

Broadband

Yes No

Provider's name:

If there are any other services, please give details:

13. Transaction information

For more information and help answering these questions, see [section 13 of the explanatory notes](#).

13.1 Does this sale depend on you completing the purchase of another property on the same day?

Yes No

13.2 Do you have any special requirements about a moving date?

Yes No

If yes, please give details:

Occupiers

13.3 Do you live at the property?

Yes No

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

Yes No

If yes:

(a) state the full names of any occupiers (other than the sellers) aged 17 or over:

(b) are any of those occupiers who are aged 17 or over your tenants or lodgers?

Yes No

13.5 Is the property being sold with vacant possession (empty of all occupiers, rubbish and any contents or fittings not included in the sale)?

Yes No

13.6 Have all occupiers aged 17 or over agreed to sign the sale contract and to vacate the property on or before completion?

Yes No

13.7 If the property is not being sold with vacant possession, provide details of all occupiers and copies of their tenancy agreements.

Attached To follow

14. Completion

For more information and help answering these questions, see [section 14 of the explanatory notes](#).

14.1 Will the sale price be sufficient to pay off on completion all mortgages and charges secured on the property?

Yes No No mortgage

14.2 Will you ensure that before or on completion:

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

Yes No

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

Yes No

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

Yes No

(d) keys to all windows and doors and details of codes for alarms and any other equipment will be left at the property or with the estate agent?

Yes No

15. Additional information about your answers

15.1 Please supply copies of all consents that have been given under any covenants, estate management schemes or other restrictions affecting the title to the property for all actions you have disclosed in your answers to questions 5 (Alterations), 8.5 (Green Deal), 10.3 (EV charging points) and 11 (Services).

Tick all that apply.

- Attached To follow
 Not applicable Not available

(a) List the consents that are attached or to follow:

Consents attached:

Consents to follow:

(b) List any consents that are not available:

15.2 If there is any further information about any of your answers on this form, provide details below and/or supply additional documents.

- Attached To follow Not applicable

Each seller should sign this form to confirm that the information provided is truthful and complete to the best of their knowledge.

Signed:

Dated:

Signed:

Dated:

Signed:

Dated:

Signed:

Dated:

factory evacuation or products or combustion. A detailed internal inspection of the flue integrity, construction and lining has NOT been carried out.

BUSINESS DETAILS
 649275
 Gas Solutions
 & Heatbreak
 CF14 5FA

INSPECTION / INSTALLATION ADDRESS
 Name & Title: [Redacted]
 Address: 100 Cottrell Road
 [Redacted]
 [Redacted]
 [Redacted]
 Postcode: [Redacted]

LANDLORD (OR AGENT) NAME & ADDRESS (if applicable)
 Name & Title:
 Address:
 Postcode:
 Tel:
 Number of appliances tested: 1

APPLIANCE DETAILS		FLUE TESTS				INSPECTION DETAILS											
Location	Make and Model	Type	Flue Type	Operating pressure in bar or correct device(s)	Safety	Spillage test	Smoke pellet flow test	Initial combustion analyser reading	Final combustion analyser reading	Satisfactory termination	Flue visual condition	Adequate ventilation	Landlord's appliance	Inspected	Visual check	Appliance service	
Room	Baxi 430	Combi RS	RS	18	Yes	NA	NA	0.000	/	Yes	Pass	Yes	Yes	Yes	Yes	Yes	NA

For appliances not owned by the landlord the recorded 'Appliance Safe to Use' response is based on a visual check for obvious defects only

Satisfactory Visual Inspection: Yes / No
 Emergency Control Accessible: Yes / No
 Satisfactory Gas Tightness Test: Yes / No
 Equipotential Bonding Satisfactory: Yes / No

GIVE DETAILS OF ANY FAULTS

RECTIFICATION WORK CARRIED OUT

WARNING * NOTICE ISSUED Yes/No/NA

able CO Alarms Correctly...: Yes / No / N/A
 Are CO Alarms in Date: Yes / No / N/A
 Testing of CO Alarms Satisfactory: Yes / No / N/A
 Smoke/Heat Alarms Located & Fitted correctly...: Yes / No

ISSUED BY (GAS ENGINEER)
 Print Name: Chas Lewis
 Licence No: 5906077
 Issue Date: 12/3/26

NEXT GAS SAFETY CHECK DUE BEFORE:

OTHER COMMENTS OR OBSERVATIONS

RECEIVED BY

Law Society Fittings and Contents Form (3rd edition)

Address of the property

100 Cottrell Road
Roath
Cardiff

Postcode

Full names of the seller

[Redacted]

Seller's solicitor

Name of solicitor's firm

Darwin Gray LLP

Address

9 Cathedral Road
Pontcanna
Cardiff
CF11 9HA

Email

[Redacted]

Reference number

[Redacted]

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 buyer

In each row, the seller should tick the appropriate box to show whether:

- the item is included in the sale ('Included');
- the item is excluded from the sale ('Excluded');
- there is no such item at the property ('None').

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.

1 Basic fittings

	Included	Excluded	None	Price	Comments
Boiler/immersion heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Radiators/wall heaters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Night-storage heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Free-standing heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Gas fires (with surround)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Electric fires (with surround)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Light switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Roof insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Window fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Window shutters/grilles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Internal door fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
External door fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Doorbell/chime	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Doorbell button not connected

1 Basic fittings (continued)

	Included	Excluded	None	Price	Comments
Electric sockets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Burglar alarm	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
<i>Other items (please specify)</i>					
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	

2 Kitchen

Note: In this section please also indicate whether the item is fitted or freestanding.

	Fitted	Free-standing	Included	Excluded	None	Price	Comments
Hob	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Cooker broken
Extractor hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Oven/grill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Cooker broken
Cooker	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Cooker broken
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Refrigerator/fridge-freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Freezer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Tumble-dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Washing machine	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Washing machine broken
<i>Other items (please specify)</i>							
Shelving unit by door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
Shelf above bathroom door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
Extractor fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	

3 Bathroom

	Included	Excluded	None	Price	Comments
Bath	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Shower fitting for bath	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Shower curtain	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Bathroom cabinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Taps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Separate shower and fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Towel rail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	x2
Soap/toothbrush holders	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Toilet roll holders	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Bathroom mirror	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	

4 Carpets

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	Bare floorboards
Living room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	Laminate flooring
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	Laminate flooring
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	Tiles
Bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Laminate flooring
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Laminate flooring
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Laminate flooring
<i>Other rooms (please specify)</i>					
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	

5 Curtains and curtain rails

	Included	Excluded	None	Price	Comments
Curtain rails/poles/pelmets					
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Living room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	Blinds only - included
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Bedroom 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
<i>Other rooms (please specify)</i>					
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
Curtains/blinds					
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Blinds only
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Bedroom 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
<i>Other rooms (please specify)</i>					
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	

6 Light fittings

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Dining room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Bedroom 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
<i>Other rooms (please specify)</i>					
Bathroom	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	

7 Fitted units

Note: Fitted units include, for example, fitted cupboards, fitted shelves, and fitted wardrobes.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Cupboards, shelves, coat hooks
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Shelves
Dining room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Built in shelves and cupboard
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Fitted kitchen units
Bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Fitted wardrobe/shelves
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Shelves
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Fitted wardrobe

7 Fitted units (continued)

	Included	Excluded	None	Price	Comments
<i>Other rooms (please specify)</i>					
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	Fire surround/electric fire
Dining room	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	Fire surround
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	

8 Outdoor area

	Included	Excluded	None	Price	Comments
Garden furniture	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Broken/unusable
Garden ornaments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Trees, plants, shrubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Including pots
Barbecue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Dustbins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Garden shed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Greenhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Outdoor heater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Outside lights	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Water butt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Clothes line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Rotary line	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
<i>Other items (please specify)</i>					
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	

9 Television and telephone

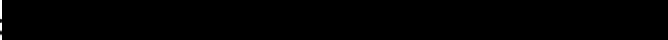
	Included	Excluded	None	Price	Comments
Telephone receivers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Television aerial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Radio aerial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Satellite dish	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	

10 Stock of fuel

	Included	Excluded	None	Price	Comments
Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Liquefied Petroleum Gas (LPG)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	

11 Other items

	Included	Excluded	Price	Comments
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	

Signed: 

Dated: 10 June 2026

Signed: 

Dated: 10 June 2026

Each seller should sign this form.

Lock Form >>

The Law Society is the representative body for solicitors in England and Wales.

Energy performance certificate (EPC)

100 Cottrell Road Roath CARDIFF CF24 3EZ	Energy rating	Valid until:	13 March 2036
	D	Certificate number:	9677-3060-2207-4506-1204

Property type	Mid-terrace house
Total floor area	79 square metres

Rules on letting this property

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

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

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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	Sandstone, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, no insulation	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Good lighting efficiency	Good
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 244 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- PV recommended
When considering the PV installation consider installing PV battery and a PV diverter for water heating.
- Stone walls present, not insulated

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£1,434 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 £291 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 9,665 kWh per year for heating
 - 1,525 kWh per year for hot water
-

Impact on the environment

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

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

Carbon emissions

An average household produces **6 tonnes of CO₂**

This property produces **3.4 tonnes of CO₂**

This property's potential production **2.4 tonnes of CO₂**

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

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£900 - £1,200	£36
2. Internal wall insulation	£7,500 - £11,000	£215
3. Floor insulation (solid floor)	£5,000 - £10,000	£40
4. Solar photovoltaic panels	£8,000 - £10,000	£249

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

[Speak to an advisor from Nest \(www.gov.wales/get-help-energy-efficiency-your-home-nest\)](http://www.gov.wales/get-help-energy-efficiency-your-home-nest)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Nest \(www.gov.wales/get-free-home-energy-efficiency-improvements-nest\)](http://www.gov.wales/get-free-home-energy-efficiency-improvements-nest)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)

Who to contact about this certificate

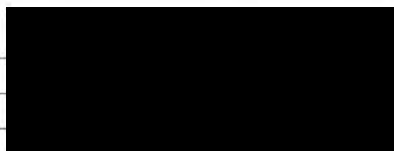
Contacting the assessor

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

Assessor's name

Telephone

Email



Contacting the accreditation scheme

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

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor's ID

EES/026866

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

13 March 2026

Date of certificate

14 March 2026

Type of assessment

[RdSAP](#)



Cardiff Council
Local Land Charges
County Hall
Cardiff
CF10 4UW

Law Society Enquiries of Local Authority (2016 Edition)

Applicant:

TM Search Choice Ltd

Search Reference: 2026/01166
NLIS Reference:
Date: 08-Jun-2026

Property:

100, Cottrell Road
Roath
Cardiff
CF24 3EZ

Other Roads etc:

Additional Properties: None

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.

Signed:

R K Crane

Cardiff Council

Dated: 08 June 2026

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

None

(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

From 1st October 2023 the Building Safety Regulator became the Building Control Authority for high-rise buildings. High-rise buildings are defined as having 7 or more storeys and/or being 18 metres or more high, and either having at least 2 residential units or being hospitals or care homes (during design and construction). Enquiries should be made with the Building Safety Regulator for answers to questions 1.1j,k & l for applications received on high rise buildings since 1st October 2023. For further information please visit <https://www.hse.gov.uk/building-safety/regulator.htm> . Information on the Regulator is also available here Building Safety Hub | Building Safety Regulator . You may also wish to make enquiries of developers of new buildings and/or managing agents of existing buildings.

(k) building regulation completion certificate and

From 1st October 2023 the Building Safety Regulator became the Building Control Authority for high-rise buildings. High-rise buildings are defined as having 7 or more storeys and/or being 18 metres or more high, and either having at least 2 residential units or being hospitals or care homes (during design and construction). Enquiries should be made with the Building Safety Regulator for answers to questions 1.1j,k & l for applications received on high rise buildings since 1st October 2023. For further information please visit <https://www.hse.gov.uk/building-safety/regulator.htm> . Information on the Regulator is also available here Building Safety Hub | Building Safety Regulator . You may also wish to make enquiries of developers of new buildings and/or managing agents of existing buildings.

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

Reference: 26/03803/CPS
Install a gas-fired boiler
100 Cottrell Road, Roath, Cardiff, CF24 3EZ

Informative

(1.1) *The local authority may not always be aware of such works and enquiries should also be made of the seller.*

Informative

All planning information revealed is based on an electronic search of the property address and available plotting. Should you require a historic paper based search of archive, please contact supportservices@cardiff.gov.uk

Copies of planning decision notices are now available online from the Councils website. Any specific Section 106 Agreements referred to are stored under the accompanying planning permission.

Please use this link <https://planning.cardiff.gov.uk/online-applications/> and enter the number in the format shown above.

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?

The Cardiff Local Development Plan was adopted by the Council on 28th January, 2016 and from that date became the

Development Plan for administrative area of Cardiff and superseded the former adopted development plan framework for Cardiff which had comprised the Cardiff Deposit Unitary Development Plan (2003) City of Cardiff Local Plan (1996), the South Glamorgan (Cardiff Area) Replacement Structure Plan (1997) and the South Glamorgan (Cardiff Area) Minerals Local Plan together with the approved Mid Glamorgan County structure Plan incorporating Proposed Alterations No.1 (September 1989).

ROADS AND PUBLIC RIGHTS OF WAY

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

Yes - Cottrell Road

For visual clarification please see attached mapping link: <https://ishare.cardiff.gov.uk/mycardiff.aspx>

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

No

(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

NB: Adopted highways can now be found on the Councils' online mapping portal at <https://ishare.cardiff.gov.uk> under Street Care heading.

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

For further information please contact publicrightsofway@cardiff.gov.uk

You can view the Definitive Map on the Cardiff Council Website

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

None

For further information please contact publicrightsofway@cardiff.gov.uk

You can view the Definitive Map on the Cardiff Council Website

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

None

You can view the Definitive Map on the Cardiff Council Website. For further information please contact publicrightsofway@cardiff.gov.uk

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

None

For further information please contact publicrightsofway@cardiff.gov.uk

You can view the Definitive Map on the Cardiff Council Website

Informative

A definitive map for Cardiff County Council has now been published in 1954

However, a survey of all paths has not been completed and whilst this does not preclude the existence of unrecorded rights of way, the local authority is unaware of any claimed rights of way existing over the search site. If in doubt please contact Public Rights of Way/Highways Officer, County Hall, Cardiff CF10 4UW by emailing publicrightsofway@cardiff.gov.uk for further information.

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?

None

3.2 Land to be acquired for road works

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

None

3.3 Drainage matters

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

Any SuDS related queries please contact SAB@cardiff.gov.uk

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

Any SuDS related queries please contact SAB@cardiff.gov.uk

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

Any SuDS related queries please contact SAB@cardiff.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

Please contact transportconsultations@cardiff.gov.uk for further information.

(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

Please contact transportconsultations@cardiff.gov.uk for further information.

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

None

Please contact transportconsultations@cardiff.gov.uk for further information.

(d) the outer limits of:

None

Please contact transportconsultations@cardiff.gov.uk for further information.

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

None

Please contact transportconsultations@cardiff.gov.uk for further information.

(f) the outer limits of:-

None

Please contact transportconsultations@cardiff.gov.uk for further information.

Informative

A mini roundabout is a roundabout having a one-way-circulatory carriageway around a flush or slightly raised

circular marking less than 4 metres in diameter and with or without flared approaches

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?

None

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

The following are within the Local Authority's boundary and only apply if Question 3.5(a) has been answered as Yes.

Application 94/1987 which includes a proposal for a future light rail system comprising Bute Square and Bute Avenue is within the Local Authority's boundary. Granted on the 21st January 1998 subject to conditions 1-38 and 8 additional recommendations.

Application 97/2272 which includes a proposals for a future light rail system comprising Bute Square and Bute Avenue is within the Local Authority's boundary. Granted on 2nd June 1998 subject to conditions.

There are also additional transport proposals which are part of the newly adopted LDP and we would refer you to this document. Please contact transportconsultations@cardiff.gov.uk for further information.

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

None

(b) waiting or loading restrictions

Yes - AMEND NWAAT, EXTEND LIMITED WAITING

For further information please email TrafficRegulationOrders@cardiff.gov.uk

(c) one way driving

None

For further information please email TrafficRegulationOrders@cardiff.gov.uk

(d) prohibition of driving

None

For further information please email TrafficRegulationOrders@cardiff.gov.uk

(e) pedestrianisation

None

(f) vehicle width or weight restriction

None

For further information please email TrafficRegulationOrders@cardiff.gov.uk

(g) traffic calming works including road humps

None

For further information please email TrafficRegulationOrders@cardiff.gov.uk

(h) residents parking controls

None

For further information please email TrafficRegulationOrders@cardiff.gov.uk

(i) minor road widening or improvement

None

(j) pedestrian crossings

None

(k) cycle tracks

None

(l) bridge building

None

For further information please email NeighbourhoodServices-BusinessSupport@cardiff.gov.uk

Informative

In some circumstances road closures can be obtained by third parties from magistrates courts, or can be made by the Secretary of State for Transport without involving the local authority.

This enquiry is designed to reveal matters that are yet to be implemented and could not therefore be ascertained by a visual inspection. Schemes that have been, or are currently being implemented will not be referred to in answer to this enquiry.

3.7 Outstanding notices

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

(a) building works

None

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

(b) environment

None

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

(c) health and safety

None

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

(d) housing

None

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

(e) highways

None

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

(f) public health

None

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

(g) flood and coastal erosion risk management

None

For further information please contact FCERM@cardiff.gov.uk

3.8 Contravention of building regulations

Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?

None

For further information please contact BuildingControl@Cardiff.gov.uk

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?

(a) an enforcement notice

None

(b) a stop notice

None

(c) a listed building enforcement notice

None

(d) a breach of condition notice

None

(e) a planning contravention notice

None

(f) another notice relating to breach of planning control

None

(g) a listed building repairs notice

None

For further queries contact Conservation@cardiff.gov.uk

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

None

(i) a building preservation notice

None

(j) a direction restricting permitted development

None

(k) an order revoking or modifying planning permission

None

(l) an order requiring discontinuance of use or alteration or removal of building or works

None

(m) a tree preservation order

None

For further queries contact the Tree Preservation Officer treeprotection@cardiff.gov.uk

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

None

Informative

CADW (meaning "to keep" or "to protect") is the Welsh Government's historic environment service working for an accessible and well-protected historic environment for Wales. Additional enquiries should also be made with them at: Welsh Government, Plas Carew, Unit 5/7 Cefn Coed, Parc Nantgarw, Caerphilly CF15 7QQ.

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

None - There is no Community Infrastructure Levy Charging Schedule currently in force in Cardiff. In 2017, the Department for Communities and Local Government (DCLG) published a review of the Community Infrastructure Levy, entitled 'CIL Review: Report to Government', which recommended a series of changes to the process. An announcement is expected from the UK Government in 2018, including the possibility of CIL being devolved to the Welsh Government. Upon receipt of this announcement from the UK Government, the Council will consider how best to progress a CIL for Cardiff.

(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:-

None

(c) Has any demand notice been suspended?

None

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

None

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

None

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

None

(g) Has a liability order been granted?

None

(h) Have any other enforcement measures been taken?

None

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

None

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

None

For further queries contact Conservation@cardiff.gov.uk

3.12 Compulsory purchase

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

None

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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

None - Neither the property or adjacent land are held by this Authority on a Register maintained under Sections 78R(1), 78B(3) or 78G(3) of the Environmental Protection Act 1990.

For further information please contact Shared Regulatory Services Environment-SRSWales@valeofglamorgan.gov.uk

(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990

None

(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

None

Informative

A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination, or from the risk of it, and the reply may not disclose steps taken by another local authority 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

For further information please contact Shared Regulatory Services, sharedregulatoryservices@cardiff.gov.uk

Informative

B - The Councils data is only indicative and accurate data is available from online sources. The Health Protection Agency (HPA) and The British Geological Survey (BGS) have jointly launched a new radon dataset for England and Wales on the 12th November 2007. There are four ways to access the data for individual properties:-

- On-line for a fee of £3.53 (incl. VAT) a search can be carried out on the new UK Radon website,

www.ukradon.org. A valid postal address and postcode is required.

- Purchase credits for use on-line - Moderate volume users can purchase advanced credits with log-in password.

- Licence the dataset - Large volume users can negotiate a license with our partner BGS. To discuss this you should contact:-

Rosey Pharoah, British Geological Survey, Keyworth, Nottingham NG12 5GG Tel No: 0115 936 3477. Email iprdigital@bgs.ac.uk web: www.bgs.ac.uk

- Buy a Radon Potential Search. This existing service will be continued at the current cost of £23.00 incl. VAT. Please contact the Radon Studies Group on 01235 822622.

For sites without a valid postal address, please contact the BGS on 01159363143

3.15 Assets of Community Value

(a) Has the property been nominated as an asset of community value?

None

(b) If the property is listed:

None

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

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.

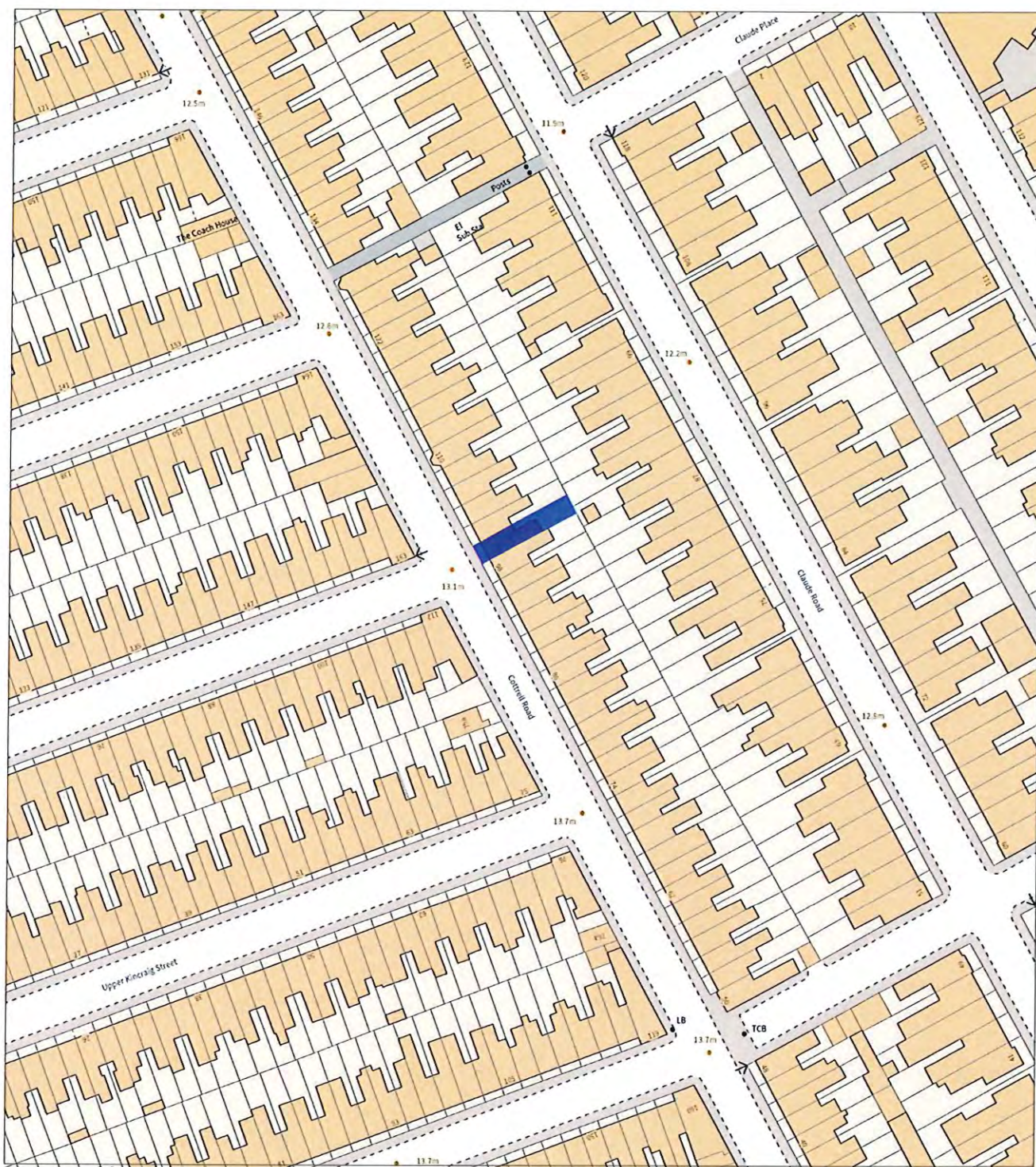
The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility 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 through 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.

Where relevant, the source department for copy documents should be provided.



Search Reference: 2026/01166	Cardiff Council Local Land Charges County Hall Cardiff CF10 4UW
Property Address: 100, Cottrell Road Roath Cardiff CF24 3EZ	
Date: 08-Jun-2026	Scale: 1: 1250
© Crown Copyright and database rights 2017 Ordnance Survey 100023376	

Cardiff Council
Local Land Charges
County Hall
Cardiff
CF10 4UW



LOCAL LAND CHARGES VAT RECEIPT

VAT Receipt Number: 2026/01166
VAT Receipt Date: 08-Jun-2026

Applicant: TM Search Choice Ltd

Search Reference: 2026/01166
Online Reference:
Online Source:
Search Date: 08-Jun-2026

Search Property: 100, Cottrell Road
Roath
Cardiff
CF24 3EZ

Product Description				
Service Description	VAT Rate %	NET Amount	VAT Amount	Total Amount
1 x CON29 Standard (Full)	20.00	£123.00	£24.60	£147.60
	Totals	£123.00	£24.60	£147.60

VAT is chargeable on items shown above that are related to the CON29 part of this search.
Other items are exempt for VAT purposes



ASRS (Yeovil) Ltd
20-22 Wenlock Road
London
N1 7GU
Tel: 02087 640049
Fax: 01935 822768
info@asrs.co.uk
www.asrs.co.uk

Our ref: GF/JS/15588

20th May 2026

Re: 100 Cottrell Rd, Cardiff, CF24 3EZ.

Thank you for the kind invitation to provide a quotation for structural stabilisation works at the above named property. The specification is based on our survey conducted on 18.05.2026. The following repair proposal is designed to restore the structural integrity of the masonry where cracking has occurred by the introduction of the Helifix system installed laterally to distribute the structural loads and horizontally across existing cracks, additionally Dryfix Pinning ties installed, thus offering substantial resistance to further cracking.

Please note the purpose of this specification is to make recommendations regarding any necessary remedial works to the areas as specified. It does not constitute a full structural survey, and clients should not regard this as a replacement for one.

SPECIFICATION

Rear Elevation

1. Install 6 No twin bands of Helibar 60 stainless steel bed joint reinforcing, positioned laterally to distribute the structural loads, as detailed on enclosed ASRS drawing. Installed in accordance with manufacturers method statement LB-04 or similar (copy enclosed).
2. Install 4 No Helifix Dryfix Cross Pinning ties, to be positioned as detailed on enclosed ASRS drawing. Installed in accordance with manufacturers method statement Dryfix or similar (copy enclosed).



3. Rake out existing cracks and inject with thixotropic cementitious grout.
4. Make good all areas of render disturbed by our installation.

Kitchen Elevation

1. Install 2 No twin bands of Helibar 60 stainless steel bed joint reinforcing, positioned laterally to distribute the structural loads, drilled back 200mm at a 20-degree angle (indicated black), as detailed on enclosed ASRS drawing. Installed in accordance with manufacturers method statement LB-04 or similar (copy enclosed).
2. Install 1 No single band of Helibar 60 stainless steel crack reinforcing, positioned horizontally across existing crack, drilled back 200mm at a 20-degree angle (indicated black), as detailed on enclosed ASRS drawing. Installed in accordance with manufacturers method statement CS-05 or similar (copy enclosed).
3. Install 4 No Helifix Dryfix Cross Pinning ties, to be positioned as detailed on enclosed ASRS drawing. Installed in accordance with manufacturers method statement Dryfix or similar (copy enclosed).
4. Rake out existing cracks and inject with thixotropic cementitious grout.
5. Make good all areas of mortar disturbed by our installation.

Small Rear Bedroom

1. Install 3 No twin bands of Helibar 60 stainless steel bed joint reinforcing, positioned laterally to distribute the structural loads, drilled back 200mm at a 20-degree angle (indicated black), as detailed on enclosed ASRS drawing. Installed in accordance with manufacturers method statement LB-04 or similar (copy enclosed).
2. Rake out existing cracks and inject with thixotropic cementitious grout.
3. Make good all areas of plasterwork disturbed by our installation.

First Floor Landing

1. Install 2 No single bands of Helibar 60 stainless steel crack reinforcing, positioned horizontally across existing cracks, drilled back 150mm at a 20-degree angle (indicated black), as detailed on enclosed ASRS drawing. Installed in accordance with manufacturers method statement CS-06 or similar (copy enclosed).
2. Rake out existing cracks and inject with thixotropic cementitious grout.
3. Make good all areas of plasterwork disturbed by our installation.

QUOTATION.

To carry out all structural works as detailed above, the total sum of £7,454.25 (plus VAT).

Please refer to our terms and conditions if a 10-year warranty is required.

For the purposes of section 55A VAT Act 1994 reverse charge for building and construction services, we will assume that you are an end-user unless you confirm otherwise in writing on acceptance of this quotation.

Our aim is to offer cost-effective permanent solutions for all structural and building repairs. With over 20 years of hard work, dedication, and skill we strive to maintain our high standards. As gold members of Constructionline and proudly accredited with ISO 9001:2015 for the provision of design and installation services for masonry reinforcement and stabilisation of structures we will continue to provide the highest service and standards to all customers.

Should our quotation be successful, we would request 1–2 weeks' notice of commencement. A deposit equal to 30% of the contract value (plus VAT) will be payable within 1 working day of your order, this is to enable the materials are delivered before commencement on site.

Please Note: This quotation is valid for 30 days from the date above. We recommend contacting Geosec to provide a price for resin injection works to the substructure of the kitchen elevation.

ASRS to provide the following:

- a) Provision of all necessary tube and clip scaffolding over rear bathroom to allow ASRS safe access to areas to be worked on.
- b) Provision of a narrow mobile tower access scaffold to allow ASRS safe access to areas to be worked on.

No allowance has been made within our quotation for the following:

- a) Provision of any necessary parking permits required.
- b) Making good all areas of decoration disturbed by our installation.
- c) Any other works.

To be undertaken by Client prior to installation:-

- a) Provide mains electricity and clean water supply.
- b) Ensure clear access to all areas to be worked on.
- c) Provide any necessary parking permits required.

d) Remove all internal/external fittings and features preventing ASRS access to areas to be worked on.

Note: the company cannot accept responsibility for damage to clients' personal effects affixed on or near to walls to be worked on.

We hope this meets with your approval, if we can be of any further assistance regarding this or any other matter, please do not hesitate to contact the writer.

Yours sincerely

ASRS LTD

Garry Faulks

Encs Drawing Sheet No's. 1-3
Method Statements
Terms and Conditions

ASRS LTD
JOB REF: 15588
STANDARD TERMS & CONDITIONS -1

The specification and drawings are prepared for the above-named client and his professional advisers only. They may not be copied or used by third parties without specific written permission.

The quotation supplied by ASRS Ltd hereafter called 'the Company' supplied on the understanding that the Employer prior to commencement date completes all preparatory works required by the specification.

The Company reserve the right to alter their work specification according to site conditions.

The employer may postpone an agreed commencement date provided 10 working day notice is given in writing and a new date re-arranged without incurring additional costs.

The Company reserves the right to recover costs incurred in the event of cancellation.

The work may proceed during the Companies normal working hours Monday – Saturday 7.30 a.m. – 6.00 p.m. or by arrangement with the Employer outside these times.

The Company shall carry out the works in accordance with its Health & Safety Policy.

The Employer will ensure that all personnel entering site, apart from ASRS employees, are aware of possible dangers.

The Company will repair or replace any damages or breakages caused by negligence of Company employees. The Company cannot accept responsibility for damage to services not indicated by the Employer.

It is the customers sole responsibility to provide the Company with a plan of the routes of all pipes, wires, conduits etc on the customers property. If the customer fails to provide a plan, the Company will not be liable for any loss or damage perceived to have arisen as a result of our works.

The Company is not responsible for electrical wiring or any domestic water supply inside cavity wall construction.

The Company cannot accept responsibility for damages or breakages caused by disturbance necessary to complete the works.

Prior to commencement date all notices or negotiations to adjoining property owners, local authorities and third parties will have been served.

On completion of structural repairs, every effort will be made to obtain the closest match possible to areas of render/pebble dash/tyrolene. Please be advised that some slight variation/scarring may be evident due to the age and natural shade variations of the existing.

Clients who wish to continue to us ASRS hired scaffolding upon completion of ASRS works must take over hire of the equipment from the scaffolding hire company immediately.

Where ASRS are not contracted to carry out redecoration works after completion of internal structural making good repairs, we strongly advise rubbing down of newly plastered areas once they have thoroughly dried.

Should there be significant foundation movement in the future whether as a result of subsidence, slope instability or roof spread. We confirm that the superstructure works may not provide sufficient stability and consequently additional measures may be necessary.

A deposit of equal to 30% of the contract value plus VAT in payable with order. The remaining balance will become due on completion of works at which time our invoice will be issued.

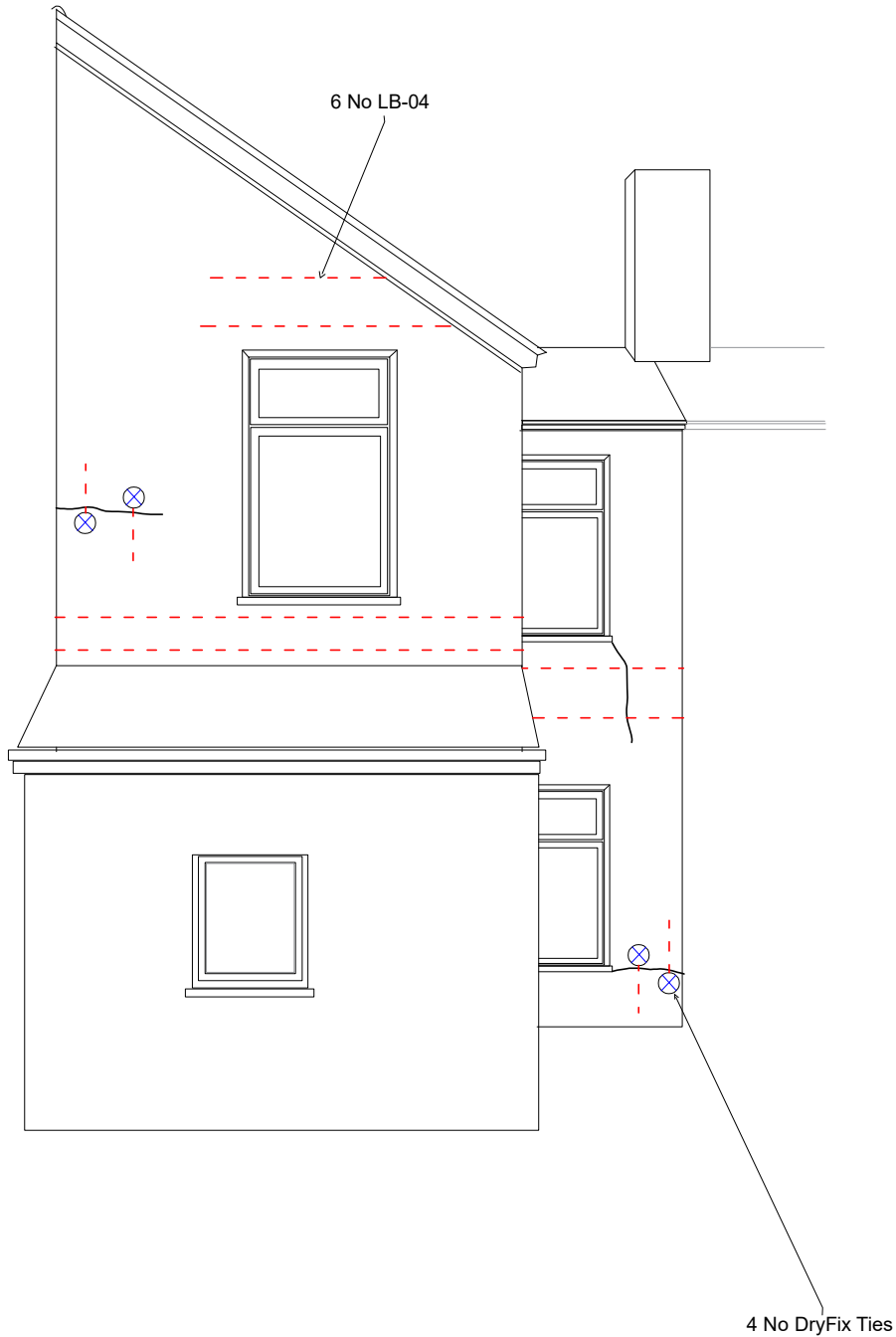
10 yr Guarantees (where applicable) are not included in the quotation price unless specified. Guarantees are offered at a premium of 8% of the invoice value. (Minimum charge £130.00 plus VAT) and will be forwarded upon receipt of full payment.

Arrangements must be made prior to commencement of work for access to interior of property.


All materials remain the property of the Company until invoices are settled in full.

Acceptance of quotation is deemed to be acceptance of these Terms and Conditions.

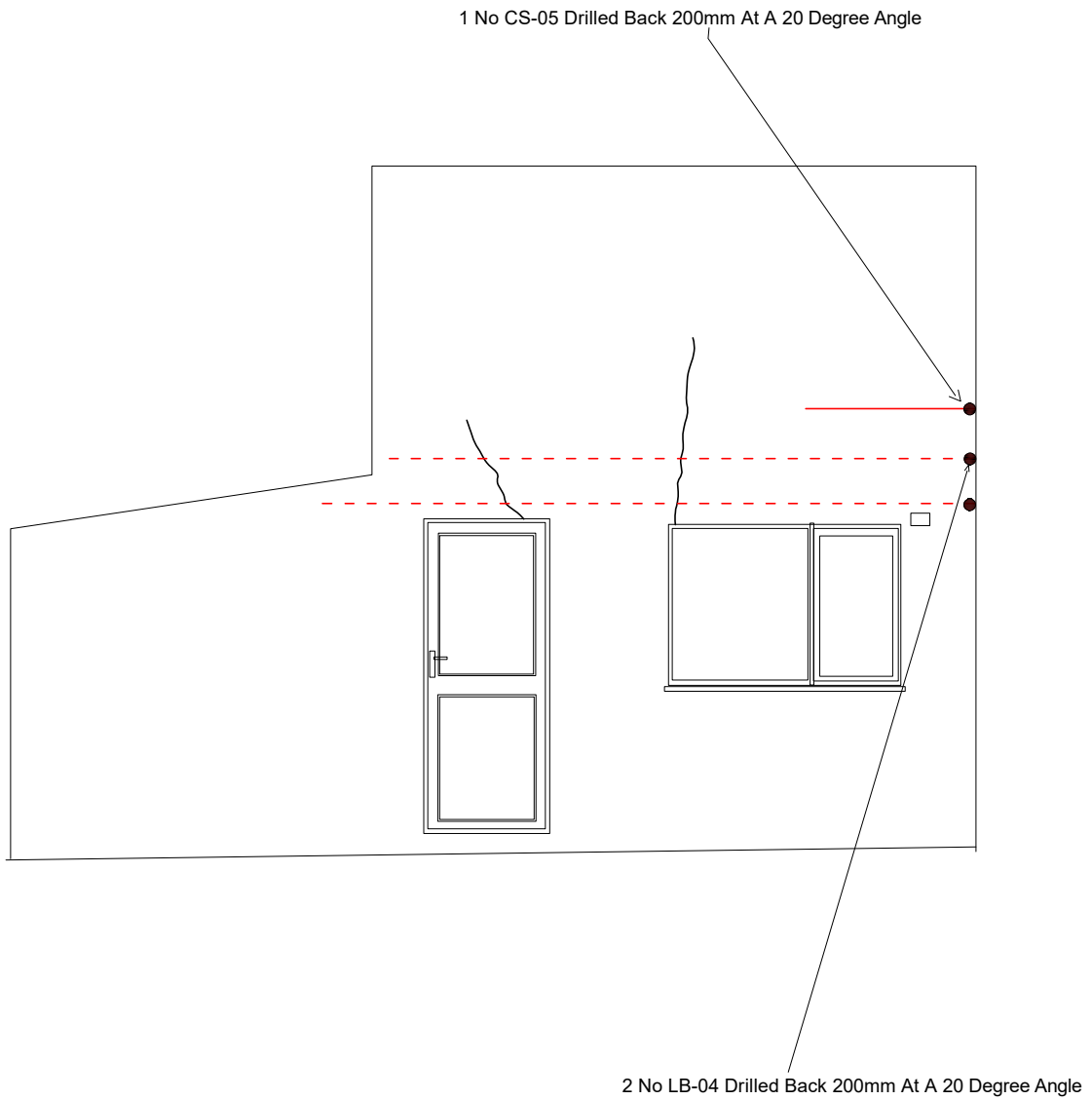
Rear Elevation




Key Twin Helibar (LB-04) — — — — — Dry Fix Ties ⊗	ASRS Ref: ASRS 15588	Date: 19/05/2026	Repair Spec By: RA	Drawn By TH	Sheet No 1
	Project Address: 100 Cottrell Road, Cardiff, CF24 3EZ				
	Checked By: JS	Drawing Title: Rear Elevation			



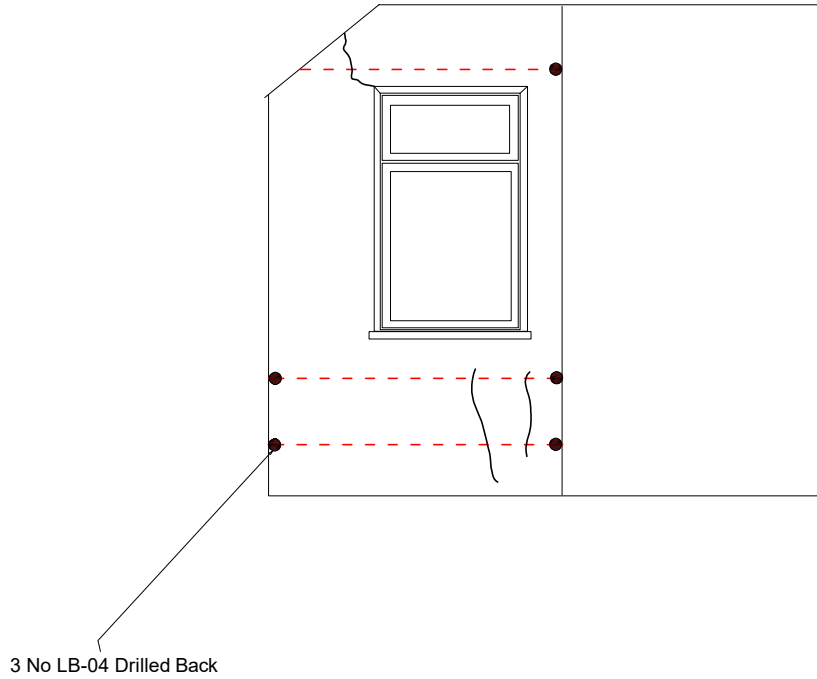
Kitchen Elevation



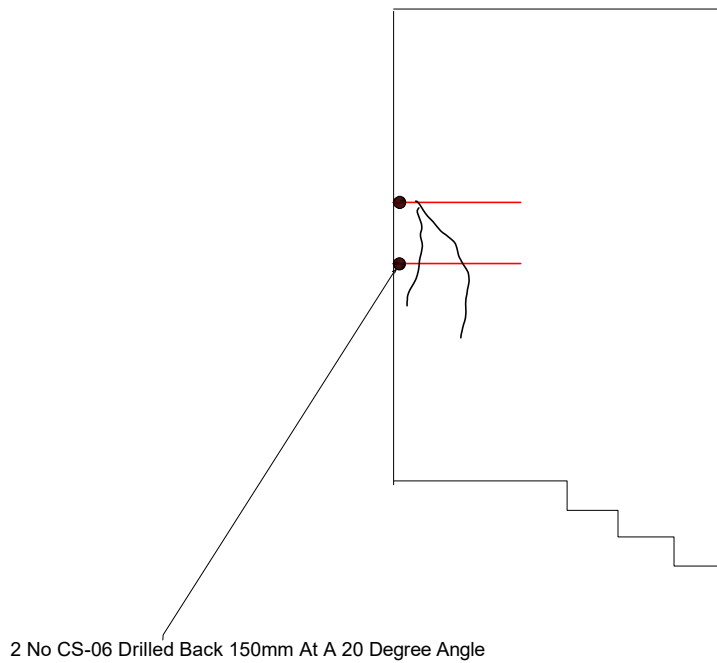
Key Twin Helibar (LB-04) — — — Single Helibar (CS-05) ——— Drilled Back ●	ASRS Ref: ASRS 15588	Date: 19/05/2026	Repair Spec By: RA	Drawn By: TH	Sheet No 2
	Project Address: 100 Cottrell Road, Cardiff, CF24 3EZ				
	Checked By: JS	Drawing Title: Kitchen Elevation			







Small Rear Bedroom



Frist Floor Landing



Key Twin Helibar (LB-04)  Single Helibar (CS-06)  Drilled Back 	ASRS Ref: ASRS 15588	Date: 19/05/2026	Repair Spec By: RA	Drawn By: TH	Sheet No 3
	Project Address: 100 Cottrell Road, Cardiff, CF24 3EZ				
	Checked By: JS	Drawing Title: Internal Works			

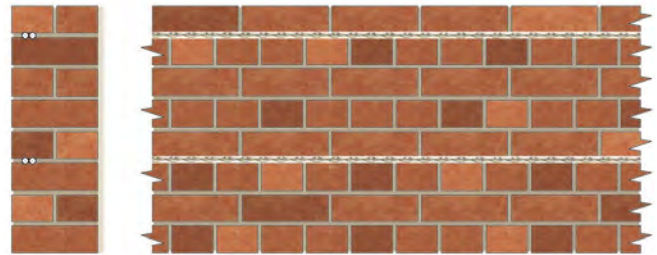


Creating Load Bearing Beams in Solid Walls using HeliBars

METHOD STATEMENT

1. Using a twin bladed, diamond tipped wall chaser and vacuum attachment followed by a hand or power chisel, cut slots into horizontal mortar joints, to the specified depth and at the required vertical spacing. Ensure that NO mortar is left attached to the exposed brick surfaces in order to provide a good masonry/grout bond.
2. Remove ALL dust and mortar from the slots and thoroughly flush with water. Where the substrate is very porous or flushing with water is inappropriate, use HeliPrimer WB. Ensure the slot is damp or primed prior to commencing step 5.
3. Mix HeliBond cementitious grout using a power mixer and load into the Helifix Pointing Gun CS.
4. Fit appropriate mortar nozzle.
5. Inject a bead of HeliBond cementitious grout, approx. 15mm deep, into the back of the slot.
6. Push the first 6mm HeliBar into the grout to obtain good coverage.
7. Inject a second bead of HeliBond grout over the exposed HeliBar.
8. Push the second 6mm HeliBar into the grout to obtain good coverage.
9. Inject a third bead of HeliBond grout over the exposed HeliBar and iron it into the slot using a finger trowel. Inject additional HeliBond as necessary, leaving 10-15mm for new pointing.
10. Point up the remaining slot with matching mortar to suit.
11. Clean tools with clean, fresh water.

N.B. Pointing may be carried out as soon as is convenient after the HeliBond has started to gel.



RECOMMENDED TOOLING

- **For cutting slots up to 40mm deep**
Twin bladed cutter with vacuum attachment
- **To achieve final depth of slot beyond 40mm**
Hand or power chisel
- **For mixing HeliBond**
3-jaw-chuck drill with mixing paddle
- **For injection of HeliBond into slots**
Helifix Pointing Gun CS with mortar nozzle
- **For smoothing pointing**
Standard finger trowel

Specification Notes

The following criteria are to be used unless specified otherwise:

- A. Depth of slot into the masonry to be 55mm to 70mm.
- B. Height of slot to be equal to full mortar joint height, with a minimum of 8mm. For thin mortar joint specifications refer to the Helifix Technical Dept.
- C. If HeliBars are to be joined in a straight run, overlap the bars by a minimum of 500mm.

Continued...

- D.** Top and bottom reinforcements should be positioned as far apart as practicable, up to a maximum distance equivalent to 12 brick courses (approx. 900mm).
- E.** Any fractures in the masonry within the 'beam zone' MUST be stabilised by Crack Stitching, CrackBond TE or replacement of the masonry.
- F.** Any missing or very poor quality masonry MUST be replaced.
- G.** Multiple Helibeamers should be installed starting at the top and working down to the bottom.
- H.** In hot conditions ensure the masonry is well wetted or primed to prevent premature drying of the HeliBond due to rapid de-watering. Ideally additional wetting of the slot, or priming with HeliPrimer WB, should be carried out just prior to injecting the HeliBond grout.
- I.** Do not use HeliBond when the air temperature is +4°C and falling or apply over ice. In all instances the slot must be thoroughly damp or primed prior to injection of the HeliBond grout.

The above specification notes are for general guidance only and Helifix reserves the right to amend details/notes as necessary.

This repair is to be undertaken by a Helifix Approved Installer only.



GENERAL NOTES

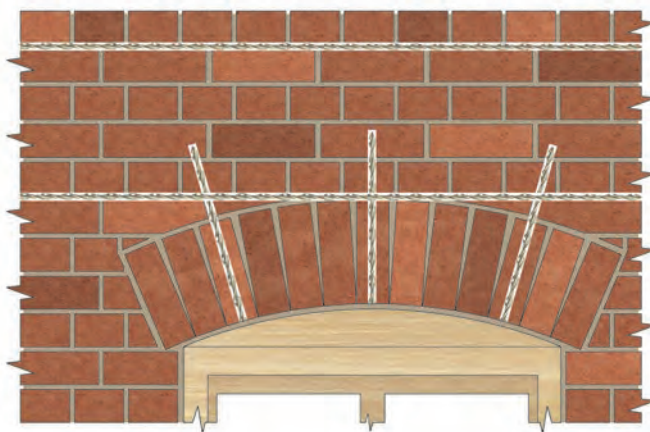
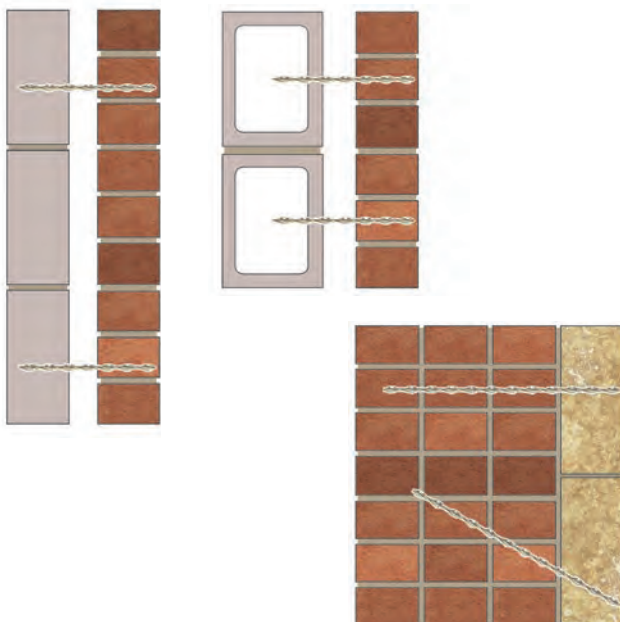
If your application differs from this repair detail or you require specific advice on your particular project or Helifix products, call our Technical Sales Team on **020 8735 5222**.

Our Technical Department can provide you with a full support service including:

- Advice, assistance and recommendations on all structural repair matters
- Devising and preparing complete repair proposals for specific situations
- An insurance-backed warranty via our Approved Installers scheme

DryFix

Dry mechanical pinning and remedial tying system



Over 100 standard repair specifications are available online, covering all common structural faults.

Relevant Repair Details: RDs LR04 to LR07, LR11, MA07, WT01, WT03, WT05, WT07, WT09 to WT12, WT16 to WT19, WT21, WT24, WT26, WT30



For full Product Information, Case Studies and downloadable Repair Details go to:

www.helifix.co.uk/products/remedial-products/dryfix/



Applications

- Versatile replacement wall tie
- For securing multiple layers of masonry
- For pinning delicate masonry features

Features

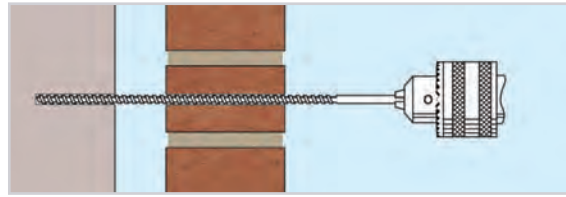
- Requires no resin, grout or mechanical expansion
- Quick, easy, non-disruptive installation using the Power Driver Attachment
- Installed tie is recessed below face of masonry
- Highly economical with low installed costs
- Effective in most common building materials
- Leaves masonry virtually unmarked
- Usable in all weather, temperature and environmental conditions
- Security of fixing in both leaves must be tested separately.



DryFix tie being power-driven into pilot hole

Installation Procedures

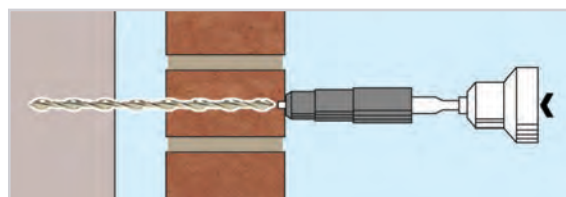
1. Mark the position for the DryFix tie on the face of the near leaf.
2. Drill an appropriate diameter pilot hole (depending on the density of near and far leaf materials) which must be evaluated, prior to commencement of the works, using a Helifix Load Test Unit. Drill through the near leaf and into the back-up substrate, to the predetermined depth, using an appropriate rotary percussion drill (3-jaw-chuck-type).
3. Fit the special DryFix PDA insertion tool to an electric hammer drill (SDS type).
4. Load the DryFix tie into the insertion tool.
5. Power-drive the tie into position until its outer end is recessed below the face of the near leaf by the insertion tool.
6. Make good the entry hole with matching materials.



1. Drill small pilot hole using rotary percussion drill, 3-jaw-chuck type



2. Load tie into DryFix Power Driver Attachment fitted to SDS hammer drill



3. Drive in tie until outer end is fully recessed below face of masonry

NOTE: Some substrates, such as hard concrete and granite, are not suitable for DryFix installation, due to the inability of the tie to cut into the material. Appropriately sized pilot holes for near and far leaves are essential for a successful tie. Too large, and the tie will 'push in', and too small, the tie will 'wedge', not cut into the substrate.

Technical Specifications

Material:	Austenitic stainless steel Grade 304 (1.4301) or 316 (1.4401)				
Diameter:	8mm (10mm and 12mm available)				
Length:	Near leaf thickness + cavity width + required penetration into the far leaf less required penetration of the PDA				
Standard lengths:	155mm, 170mm, 195mm, 220mm, 245mm, 270mm, 295mm, 325mm and 350mm – in boxes of 100				
Depth of pilot hole:	Length of DryFix + 25mm (Taking care to not penetrate through far leaf)				
Near Leaf Material	Far Leaf Material	Near Leaf Pilot/ Clearance Hole	Far Leaf Pilot/ Clearance Hole	Penetration into far leaf	Pull Out (Proof Load)
Clay Brick	Aircrete	5-6mm	None	75-90mm	1.0kN
Clay Brick	Timber Stud	5-6mm	None	55mm	1.2kN
Clay Brick	Clay Brick	5-6mm	5-6mm	70mm	2.0kN
Clay Brick	Concrete Block	6mm	6mm	70mm	2.0kN
Clay Brick	Concrete	6mm	6-6.5mm (very hard concrete may require an Asymmetric tie or RetroTie or ResiTie)	35mm	2.0kN

IMPORTANT INFORMATION: All figures quoted are indicative dependent on the exact nature of the substrate. Testing should always be undertaken on site using the Helifix Load Test Unit. Compression Resistance should be checked with the Helifix Technical Department. Fixing Density should be calculated by the Helifix Technical Department

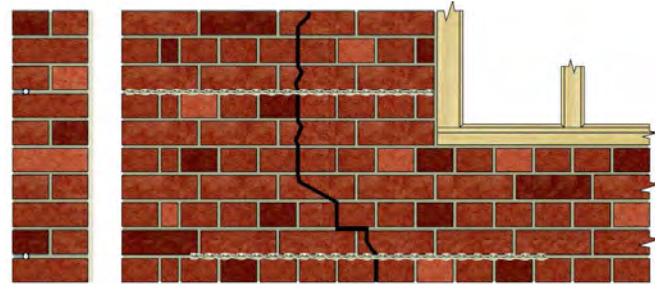
Minimum fixing density:	In accordance with project specification or check with Helifix Technical Department
Bonding agent:	None required
RECOMMENDED TOOLING	
For drilling pilot hole:	Rotary percussion 3-jaw-chuck drill
For installing DryFix tie:	Power Driver Attachment fitted to an electric hammer drill (SDS type).

Crack Stitching a Solid Wall using HeliBars

METHOD STATEMENT

1. Using a twin-bladed, diamond-tipped wall chaser with vacuum attachment, cut slots into the horizontal mortar joints to the specified depth and at the required vertical spacing. Ensure that NO mortar is left attached to the exposed brick surfaces in order to provide a good masonry/grout bond.
2. Remove ALL dust and mortar from the slots and thoroughly flush with water. Where the substrate is very porous or flushing with water is inappropriate, use HeliPrimer WB. Ensure the slot is damp or primed prior to commencing step 5.
3. Mix HeliBond cementitious grout using a power mixer and load into the Helifix Pointing Gun CS.
4. Fit the appropriate mortar nozzle.
5. Inject a bead of HeliBond grout, approx. 15mm deep, into the back of the slot.
6. Push the 6mm HeliBar into the grout to obtain good coverage.
7. Inject a second bead of HeliBond grout over the exposed HeliBar and iron it into the slot using a finger trowel. Inject additional HeliBond as necessary, leaving 10-15mm for new pointing.
8. The crack within the wall should be weather-proofed using an appropriate Helifix bonding agent e.g. HeliBond or CrackBond, depending on the width of the crack and the surface made good or left ready for any decoration.
9. Clean tools with clean, fresh water.

N.B. Pointing may be carried out as soon as is convenient after the HeliBond has started to gel.



RECOMMENDED TOOLING

- **For cutting slots up to 40mm deep**
Twin bladed cutter with vacuum attachment
- **For mixing HeliBond**
3-jaw-chuck drill with mixing paddle
- **For injection of HeliBond into slots**
Helifix Pointing Gun CS with mortar nozzle
- **For smoothing pointing**
Standard finger trowel

Specification Notes

The following criteria are to be used unless specified otherwise:

- A. Depth of slot into the masonry to be 35mm to 40mm.
- B. Height of slot to be equal to full mortar joint height, with a minimum of 8mm. For thin mortar joint specifications refer to the Helifix Technical Dept.

Continued...

- C.** HeliBar to be long enough to extend a minimum of 500mm either side of the crack or 500mm beyond the outer cracks if two or more adjacent cracks are being stitched using one rod.
- D.** Normal vertical spacing is 450mm (6 brick courses).
- E.** Where a crack is less than 500mm from the end of a wall or an opening, the HeliBar is to be continued for at least 100mm around the corner and bonded into the adjoining wall or bent back and fixed into the reveal, avoiding any DPC.
- F.** In hot conditions ensure the masonry is well wetted or primed to prevent premature curing of the HeliBond due to rapid de-watering. Ideally additional wetting of the slot, or priming with HeliPrimer WB, should be carried out just prior to injecting the HeliBond grout.
- G.** Do not use HeliBond when the air temperature is +4°C and falling or apply over ice. In all instances the slot must be thoroughly damp or primed prior to injection of the HeliBond grout.

The above specification notes are for general guidance only and Helifix reserves the right to amend details/notes as necessary.

GENERAL NOTES

If your application differs from this repair detail or you require specific advice on your particular project or Helifix products, call our Technical Sales Team on **020 8735 5222**.

Our Technical Department can provide you with a full support service including:

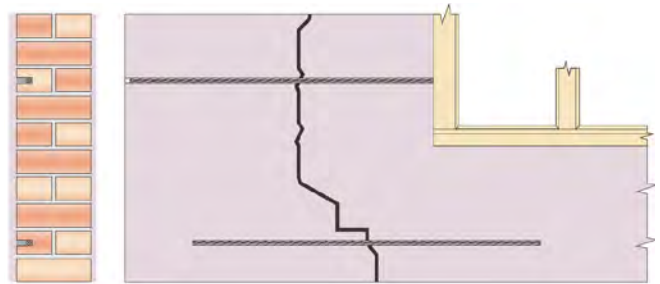
- Advice, assistance and recommendations on all structural repair matters
- Devising and preparing complete repair proposals for specific situations
- An insurance-backed warranty via our Approved Installers scheme

Crack Stitching a Rendered Solid Wall using HeliBars

METHOD STATEMENT

1. Using a twin-bladed, diamond-tipped wall chaser with vacuum attachment, cut slots into the brickwork to the specified depth and at the required vertical spacing.
2. Remove ALL dust and mortar from the slots and thoroughly flush with water. Where the substrate is very porous or flushing with water is inappropriate, use HeliPrimer WB. Ensure the slot is damp or primed prior to commencing step 5.
3. Mix HeliBond cementitious grout using a power mixer and load into the Helifix Pointing Gun CS.
4. Fit the appropriate mortar nozzle.
5. Inject a bead of HeliBond grout, approx. 15mm deep, into the back of the slot.
6. Push the 6mm HeliBar into the grout to obtain good coverage.
7. Inject a second bead of HeliBond grout over the exposed HeliBar and iron it into the slot using a finger trowel. Inject additional HeliBond as necessary, leaving 10-15mm for making good the render.
8. The crack within the wall should be weather-proofed using an appropriate Helifix bonding agent e.g. HeliBond or CrackBond, depending on the width of the crack and the surface made good or left ready for any decoration.
9. Clean tools with clean, fresh water.

N.B. Pointing may be carried out as soon as is convenient after the HeliBond has started to gel.



RECOMMENDED TOOLING

- **For cutting slots up to 40mm deep**
Twin bladed cutter with vacuum attachment
- **For mixing HeliBond**
3-jaw-chuck drill with mixing paddle
- **For injection of HeliBond into slots**
Helifix Pointing Gun CS with mortar nozzle
- **For smoothing pointing**
Standard finger trowel

Specification Notes

The following criteria are to be used unless specified otherwise:

- A. Depth of slot into the masonry is to be 35mm to 40mm deep, plus the thickness of the render, by 10mm high.
- B. HeliBar to be long enough to extend a minimum of 500mm either side of the crack or 500mm beyond the outer cracks if two or more adjacent cracks are being stitched using one rod.

Continued...

- C.** Normal vertical spacing is 450mm (6 brick courses).
- D.** Where a crack is less than 500mm from the end of a wall or an opening the HeliBar is to be continued for at least 100mm around the corner and bonded into the adjoining wall or bent back and fixed into the reveal, avoiding any DPC.
- E.** In hot conditions ensure the masonry is well wetted or primed to prevent premature curing of the HeliBond due to rapid de-watering. Ideally additional wetting of the slot, or priming with HeliPrimer WB, should be carried out just prior to injecting the HeliBond grout.
- F.** Do not use HeliBond when the air temperature is +4°C and falling or apply over ice. In all instances the slot must be thoroughly damp or primed prior to injection of the HeliBond grout.

The above specification notes are for general guidance only and Helifix reserves the right to amend details/notes as necessary.

GENERAL NOTES

If your application differs from this repair detail or you require specific advice on your particular project or Helifix products, call our Technical Sales Team on **020 8735 5222**.

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- Advice, assistance and recommendations on all structural repair matters
- Devising and preparing complete repair proposals for specific situations
- An insurance-backed warranty via our Approved Installers scheme



DEFECT REPORT

In Respect of:-

100 Cottrell Road, Roath, Cardiff CF24 3EZ



Front Elevation



Roger North Long and Partners

Chartered Surveyors





Rear Elevation

Date of Inspection

23 April 2026

Date of Report

28 April 2026

Weather Conditions

Dry and sunny.

Report Prepared by

Richard R Bond BSc (Hons) MRICS
Chartered Building Surveyor
RICS Registered Valuer - 1182320

Instructed by

████████████████████

Instructed Surveyors

Roger North, Long & Partners
5 Neptune Court
Vanguard Way
Cardiff
CF24 5PJ
Tel: (029) 20484484

CONTENTS

1.00 INSTRUCTIONS

2.00 THE PROPERTY

3.00 CONSTRUCTION

4.00 OBSERVATIONS

5.00 EXTERNAL

6.00 INTERNALLY

7.00 CONCLUSIONS AND RECOMMENDATIONS

1.00 INSTRUCTIONS

We have been instructed to carry out an inspection of 100 Cottrell Road, Roath, Cardiff CF24 3EZ, and to report specifically in relation to issues of structural movement affecting the rear.

2.00 THE PROPERTY

100 Cottrell Road, Roath, Cardiff CF24 3EZ, comprises a two-storey terraced property estimated to be in the region of 125 years old.

The property occupies a level site with a shallow forecourt to the front of the property and an enclosed yard/garden area to the rear.

The surrounding properties are of similar age and type.

3.00 CONSTRUCTION

The roofs to the property are of a timber construction of a pitched design, overlaid in manmade composite slate coverings.

The retained chimney stack is of brickwork. The rainwater goods are of UPVC.

The main walls are of solid masonry construction. The front elevation is finished in the original coursed dressed stonework; the rear elevations are rendered.

The windows comprise double glazed UPVC framed casement units. The doors and door frames are similarly of UPVC.

Internally the floors are of mixed construction comprising suspended timber and solid floors. The internal partition walls comprise of solid walls and timber stud partitions. The ceilings are a mixture of lath and plaster and plasterboard.

4.00 OBSERVATIONS

Our observations are based upon a single visit to the property and upon a visual inspection only.

No parts of the structure have been exposed for examination and we are therefore unable to comment upon the condition of such concealed parts.

The foundations have not been exposed for examination and we are therefore unable to confirm their size, depth or condition.

Our assessment of the property has been carried out in accordance with BRE Digest 251 – Assessment of Damage in Low Rise Buildings with particular reference to Progressive Foundation Movement.

5.00 EXTERNAL

An external inspection to the rear of the property revealed evidence of movement having affected the rear two storey annexe.

There is evidence of cracking within the external render to the left hand side and rear of the annexe, together with distortion of the first floor rear annexe bedroom window opening.

The cracking and distortion is consistent with rotational settlement movement towards the rear left hand corner of the annexe.

There is evidence of past repair of cracking within the external render having been carried out.

The repairs would appear to have been carried out in more recent years.

Where repair has been carried out to the rear wall of the annexe, cracking above and below the window opening has re-opened.



Rear elevation. The photograph shows the walling to the first floor to the rear of the annexe. Areas of past repair in respect of cracking are noted.



Further illustration of walling to the rear of the annexe. The photograph shows cracking above and below the rear annexe bedroom window opening together with distortion of the window cill. Where past repair has been carried out, cracks have reopened indicating ongoing movement.



Left hand side wall of the annexe. The photograph shows the render finishes with localised repair noted.



Further illustration of walling where extending to the side of the annexe and to the rear single storey bathroom addition.



**Rear wall of main building. The photograph shows the render finishes.
Localised area of repair in respect of cracking is noted.**

There is an open drainage gulley towards the rear of the single storey bathroom addition serving rainwater from the rear main and annexe roofs together with waste water from the kitchen and bathroom.

The gulley surround has failed. This is allowing for water to percolate to the perimeter of the gulley and cause a softening of the sub soil around the foundations.

It is most likely that when originally constructed, there would have been a further gulley towards the side of the two-storey annexe.



General condition of pavings where extending to the side of the annexe. The photograph shows waste pipework. The waste pipework extending from the kitchen is noted. We would assume that when originally constructed there would have been a drainage gully to the side of the kitchen serving the waste pipework.



Drainage gulley to the rear. The photograph shows the failed gulley surround. This is allowing for water to percolate to the perimeter of the gulley. This will cause a softening of the subsoil around the foundation and cause foundation movement.

Further inspection externally revealed there to be no inspection chambers allowing for access to the drainage system and no inspection of the drainage system has been possible.

6.00 INTERNALLY

An internal inspection to the ground and first floor of the annexe revealed general sloping and distortion of floors, together with areas of cracking and damage affecting the internal plaster finishes.

Inspection of the ground floor kitchen revealed the ceiling to slope from right to left. This corresponds with the movement affecting the left hand side and rear of the annexe.

There is further sloping of the kitchen floor.

To the first floor the sloping of the floor is also noted. This is particularly apparent to the rear annexe bedroom with the floor sloping from right to left.

There are further areas of cracking affecting the internal plaster finishes.

More significant cracking was noted to the right hand party wall to the stair/landing area and to the rear wall of the rear annexe bedroom.



General condition of kitchen accommodation as viewed towards the rear. The photograph shows sloping and distortion of the ceiling. This is particularly apparent towards the rear left hand side of the kitchen where extending towards the bathroom.



Further illustration of the rear section of the kitchen. Sloping of the ceiling, together with distortion to the head of the door opening where extending between the kitchen and bathroom is noted.



First floor stair/landing area. There is cracking to the right hand side party wall around the door lining to the rear annexe bedroom.



Further illustration of the right hand side party wall to the stair area.



Rear annexe bedroom. There is sloping of the floor from right to left.



Cracking below the window opening to the rear annexe bedroom.



Cracking to the head of the rear annexe bedroom. There is evidence of past repair and replastering work having been carried out with cracking having subsequently reopened.

7.00 CONCLUSIONS AND RECOMMENDATIONS

There is evidence of movement affecting the rear two storey annexe.

The movement is consistent with a rotational settlement of the annexe from right to left towards the rear.

Movement of the nature typically occurs due to inadequacies in foundations.

A contributing factor in the movement is commonly leakage of the drainage system.

Leakage of drains causes a softening of the sub soil around the foundations increasing the risk of movement occurring.

In view of the nature and extent of movement affecting the property, together with evidence of more recent movement, we would recommend that further investigation be carried out in relation to the drains.

As noted, there is currently no access to the drainage system.

The further investigation will require access to be made available for the drains.

A Closed Circuit TV inspection of the drains should be carried out in order to confirm their condition and need for repair or upgrading work.

Depending on the finding of the further investigation, works to either repair the existing drains or for the drains where extending to the left-hand side and rear of the annexe to be replaced are anticipated.

We would also recommend that a trial pit is excavated towards the rear left-hand corner of the two-storey annexe in order to confirm the size, depth and nature of the foundations and nature of the sub soil. This will establish whether it would be necessary for any underpinning or structural stabilisation works in respect of the foundations to be carried out.

Where areas of cracking were noted, further repairs to cut out, repair and make good will be required.

The repairs should involve the cutting out of the cracks and stitch repairing utilising Helibar or other proprietary stainless steel fixings.

Works will be required both externally and internally.

On completion of repair, making good of external render and internal plaster finishes and associated redecoration work will be required.

pp Roger North, Long & Partners

A handwritten signature in cursive script, appearing to read 'R Bond'.

**Richard R Bond BSc (Hons) MRICS
Chartered Building Surveyor
RICS Registered Valuer**



TM GROUP LIMITED
 TM Group
 1200Delta Business Park
 Swindon
 Wiltshire
 SN5 7XZ

NEW LEGAL REQUIREMENT

IF THIS SEARCH RELATES TO A RECENTLY BUILT PROPERTY, NEW WELSH GOVERNMENT LEGISLATION EFFECTIVE FROM 1ST OCTOBER 2012 REQUIRES THAT ANY SEWERS AND LATERAL DRAINS SERVING THE PROPERTY MUST BE SUBJECT TO A SECTION 104 ADOPTION AGREEMENT WITH DWR CYMRU WELSH WATER.

Drainage and Water Enquiry

The information contained within this report refers to the Existing property at:	100, COTTRELL RD CARDIFF, CF243EZ
Search report produced by:	Dŵr Cymru Welsh Water P.O. Box 3146 Linea Fortran Road Cardiff CF30 0EH Telephone No. – 0800 917 2652 www.dwrcymru.com enquiries@dwrcymru.com Water supply - Call 0800 052 0130 Sewerage services - Call 0800 085 3968
Our reference:	2026/6/732093/782343
Your reference:	29033834

The following records were referenced in compiling this search report

Customer Account System
 Asset Information System
 Water Quality Database

Any enquiries relating to this report should be addressed to our Customer Support Searches Team at the above address. Please quote one of the above references.

Search report produced on: 11/06/2026

Q 1 Interpretation of Drainage and Water Enquiry

Response ***Appendix 1 contains definitions of terms and expressions identified within this report.***

Informative Not Applicable.

Q 2 Enquiries and Responses

Response ***1. The records were searched by Jay Kobeissi who has no nor not likely to have, any personal or business relationship with any person involved in the sale of the property.
2. This search report was prepared by Jay Kobeissi who have no nor not likely to have any personal or business relationship with any person involved in the sale of the property.***

Informative For the Residential Drainage & Water Search Complaint Procedure please see Appendix 6.

Q 3 Where relevant, please include a copy of an extract from the public sewer map.

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

Informative Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.

The company is not responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.

Sewers indicated on the extract of the public sewer map as being subject to an agreement under section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer, if any.

Assets other than public sewers may be shown on the copy extract, for information only.

The presence of a public sewer located within the boundary of the property may restrict further development within it.

The sewerage undertaker has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the sewerage undertaker or its contractors needing to enter the property to carry out works.

Q 4 Does foul water from the property drain to a public sewer?

Response ***Records indicate that foul water from the property drains to a public sewer.***

Informative Water companies are not responsible for any private drains and sewers that connect the property to the public sewerage system, and do not hold details of these. The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility, with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

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

Q 5 Does surface water from the property drain to a public sewer?

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

Informative Sewerage undertakers are not responsible for private drains and sewers that connect the property to the public sewerage system and do not hold details of these.

The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for

their inspection, repair or renewal.

In some cases, sewerage undertakers' records do not distinguish between foul and surface water connections to the public sewerage system.

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

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

Q 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?

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

Informative This enquiry is of interest to purchasers of new homes who will want to know whether or not the property will be linked to a public sewer.

Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities.

Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act 1991.

Q 7 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?

Response ***The public sewer map included indicates that there is a public sewer, disposal main or lateral drain within the boundaries of the property. However, from 1st October 2011 there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map. For further information please contact Dwr Cymru Welsh Water on Tel: 0800 917 2652***

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

Sewers indicated on the extract of the public sewer map as being subject to an agreement under section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details be checked with the developer, if any. Assets other than public sewers may be shown on the copy extract, for information only.

Q 8 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?

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

Informative 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.

The measure is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.

Sewers indicated on the extract of the public sewer map as being subject to an agreement under section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer.

Assets other than public sewers may be shown on the copy extract, for information only.

If the public sewer map indicates that there is a public sewer or lateral drain located within the development site, dependant on the actual plot layout(s), these sewers may be within 30.48 metres (100 feet) of a proposed building. It is recommended that investigations are made into the

drainage arrangements of the property as the owner may be liable for repairs to the drainage system.

Q 9 **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?**

Response ***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.***

Informative Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered. From the 1st October 2011 private sewers, disposal mains and lateral drains transferred into public ownership and the sewerage undertaker may not have approved or been consulted about plans to erect a building or extension on the property over or in the vicinity of these.

Q 10 **Where relevant, please include a copy of an extract from the map of waterworks.**

Response ***A copy of an extract of the map of waterworks is included, showing water mains, resource mains or discharge pipes in the vicinity of the property.***

Informative The "water mains" in this context are those which are vested in and maintainable by the water company under statute. The purchaser should carry out a physical inspection of the property. Assets other than public water mains may be shown on the plan, for information only. Water undertakers are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal. The presence of a public water main located within the boundary of the property may restrict further development within it. Water undertakers have rights of access to carry out work on their assets, subject to notice (except in the event of an emergency). This may result in employees of the water undertaker or its contractors needing to enter the property to carry out work.

Q 11 **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?**

Response ***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.***

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

Q 12 **Who are the sewerage and water undertakers for the area?**

Response ***The sewerage undertaker is Dwr Cymru Cyfyngedig, Linea, Fortran Road, St Mellons, Cardiff, CF3 0LT and the water undertaker is Dwr Cymru Cyfyngedig, Linea, Fortran Road, St Mellons, Cardiff, CF3 0LT.***

Informative Not applicable.

Q 13 **Is the property connected to mains water supply?**

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

Informative Details of private supplies are not kept by the water undertaker. The situation regarding sources of supply and supply arrangements should be checked with the current owner of the property and a physical inspection should be carried out.

Q 14 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?

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

Informative The boundary of the property has been determined by reference to the Ordnance Survey record. The presence of a public water main within the boundary of the property may restrict further development within it. Water companies have statutory rights of access to carry out work on their assets, subject to notice (except in the event of an emergency). This may result in employees of the company or its contractors needing to enter the property to carry out work. If the map of waterworks indicates that there is a public water main drain located within the development site, dependant on the actual plot layout(s), protection measures and/or diversion of these water mains may be required and agreed with the water undertaker.

Q 15 What is the current basis for charging for sewerage and water services at the property?

Response ***The charges are based on the rateable value of the property of £111 and the charge for the current financial year is £957.08.***

Informative Water and sewerage undertakers' full charges are set out in their charges schemes which are available from the company free of charge upon request. It is policy to meter all new water connections - this would result in charges being levied according to the measured tariff. The water undertaker may install a meter at the premises where a buyer makes a change of use of the property. The Water Industry Act 1991 Section 150, The Water Resale Order 2001 provides protection for people who buy their water or sewerage services from a person or company instead of directly from a water or sewerage company. Details are available from the Office of Water Services (OFWAT) at www.ofwat.gov.uk

Q 16 Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?

Response ***The basis for the charges will change and will be based on a metered supply.***

Informative Water and sewerage undertakers' full charges are set out in their charges schemes which are available from the company free of charge upon request. It is policy to meter all new water connections this would result in charges being levied according to the measured tariff. The water undertaker may install a meter at the premises where a buyer makes a change of use of the property.

Q 17 Is a surface water drainage charge payable?

Response ***Records confirm that a surface water drainage charge is payable for the property at £50 for each financial year.***

Informative Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable. Where surface water charges are payable but upon inspection the buyer finds that the property is not connected to the public sewerage system, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the sewerage undertaker. The charge for unmeasured surface water drainage for 2016-2017 is £50. The charge for measured surface water drainage is included in the volumetric rate charged for measured sewerage and is therefore dependant upon the volume used by each

customer. For 2016-2017, If the premises is connected for surface water the sewerage volumetric rate will be £1.6494 p/m³ for Households and £1.6908 p/m³ for Non-Households. If the premises is not connected then the sewerage volumetric rate will be £1.3051 p/m³ for Households and £1.3465 p/m³ for Non-Households. Where the enquiry relates to a plot of land or development site, it is recommended that the charging proposals are checked with the developer.

Q 18 Please include details of the location of any water meter serving the property.

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

Informative Where the property is not served by a meter and the customer wishes to consider this method of charging they should contact the appropriate water company. Where the enquiry relates to a plot of land or development site, it is recommended that the charging proposals are checked with the developer.

Q 19 Who bills the property for sewerage services?

Response ***The property is billed for sewerage services by Dwr Cymru Cyfyngedig, PO Box 690, Cardiff, CF3 5WL, Tel: 0800 052 0145, Internet: www.Dwrcymru.com.***

Informative Where the enquiry relates to a plot of land or development site, it is recommended that the charging proposals are checked with the developer.

Q 20 Who bills the property for water services?

Response ***The property is billed for water services by Dwr Cymru Cyfyngedig, PO Box 690, Cardiff, CF3 5WL. Tel: 0800 052 0145, website: www.Dwrcymru.com.***

Informative This is the water undertaker to notify the change of occupant to, on completion of sale. Where the enquiry relates to a plot of land or development site, it is recommended that the charging proposals are checked with the developer.

Q 21 Is the dwelling-house which is or forms part of the property at risk of internal flooding due to overloaded public sewers?

Response ***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.***

Informative 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.

"Internal flooding" from public sewers is defined as flooding which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.

"At Risk" properties are those that the water company is required to include in the Regulatory Register that is reported annually to the Director General of Water Services. These are defined as properties that have suffered or are likely to suffer internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company's reporting procedure.

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.

Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.

Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.

It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.

The Purchaser should also make enquiries with the seller.

Where the enquiry relates to a plot of land or development site, the sewerage undertaker is not obliged to hold records of flooding.

Q 22 Is the property at risk of receiving low water pressure or flow?

Response ***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.***

Informative The boundary of the property has been determined by reference to the Ordnance Survey record. "Low water pressure" means water pressure below the regulatory reference level which is the minimum pressure when demand on the system is not abnormal.

Water undertakers are required to include in the Regulatory Register that is reported annually to the Director General of Water Services, properties receiving pressure below the reference level, provided that allowable exclusions do not apply (i.e. events which can cause pressure to temporarily fall below the reference level).

The reference level of service is a flow of 9 litres/minute at a pressure of 10 metres head on the customer's side of the main stop tap. The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap. The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served. For two properties, a flow of 18 litres/minute at a pressure of 10 metres head on the customer's side of the main stop tap is appropriate.

For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS6700 or Institute of Plumbing handbook.

Allowable exclusions:

The water undertaker is required to include in the Regulatory Register properties receiving pressure below the reference level, provided that allowable exclusions listed below do not apply.

Abnormal demand:

This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand which are normally expected. Water undertakers should exclude from the reported DG2 figures properties which are affected by low pressure only on those days with the highest peak demands. During the report year water undertakers may exclude, for each property, up to five days of low pressure caused by peak demand.

Planned maintenance:

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

One-off incidents:

This exclusion covers a number of causes of low pressure; mains bursts; failures of company equipment (such as PRVs or booster pumps); firefighting; and action by a third party. However, if problems of this type affect a property frequently, they cannot be classed as one-off events and further investigation will be required before they can be excluded.

Low pressure incidents of short duration:

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

The buyer should also make enquiries with the seller.

Q 23 Please include details of a water quality analysis made by the water undertaker for the water supply zone in respect of the most recent calendar year.

Response ***The analysis records confirmed that tests failed to meet the standards of the 2000 Regulations or the 2001 Regulations in relation to another substance or substances, and these details are included in the attached report.***

Informative Drinking water quality in England and Wales is regulated by the Government through the Drinking Water Inspectorate (DWI). Drinking Water Supplies are of a very high standard and the legal requirements are set out in the Water Supply (Water Quality) Regulations 2001 (Wales).

Last year Dwr Cymru Welsh Water carried out over 100,000 water quality tests of which 99.9% showed that the drinking water produced by Welsh Water met the required standards.

Each Water Quality Zone covers a population of up to 100,000, sampling address are generated on a random basis. Distribution sampling is conducted to assess the quality of drinking water throughout Dwr Cymru Welsh Water's distribution network and not as an indicator of the condition of an individual property. Therefore Dwr Cymru Welsh Water will not disclose the sampled address.

If you have specific concerns regarding an individual property relating to water quality (e.g. Lead) then we would suggest you instruct your surveyor accordingly.

Some standards relate to the appearance of the water rather than to health. Where a standard has been set for health reasons, this is normally based on a lifetime exposure and there is a wide margin of safety. It should also be noted that most failures are of short duration and are satisfactory on resample.

All exceedences of the regulatory standard are reported to the Drinking Water Inspectorate along with details of any remedial work undertaken.

Q 24 Please include details of any departures authorised by the Secretary of State under Part 6 of the 2000 Regulations from the provisions of Part 3 of those Regulations; or authorised by the National Assembly for Wales under Part 6 of the 2001 Regulations from the provisions of Part 3 of those Regulations.

Response ***There are no such authorised departures for the water supply zone***

Informative Authorised departures are not permitted if the extent of the departure from the standard is likely to constitute a potential danger to human health.

Please contact your water undertaker if you require further information.

Q 25 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works

Response ***The nearest sewage treatment works is 2858.1 m to the SE of the property. The name of the nearest sewage treatment works is CARDIFF BAY SWK .***

Informative The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated. The sewerage undertaker's records were inspected to determine the nearest sewage treatment works. It should be noted therefore that there may be a private sewage treatment works closer than the one detailed above that have not been identified.

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 of any buildings or yards appurtenant to buildings within the same curtilage;

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

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

"lateral drain" means—

- (a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or
- (b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under section 102 of the 1991 Act or in an agreement made under section 104 of that Act(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(l);

"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 zones" in relation to a calendar year 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.

Note:

- (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 is inserted by section 92(2) of the Water Act 2003 (c.37). Section 104(1) is amended by section 96(4) of that Act.
- (e) To which there are various amendments 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) is inserted by section 92(5) of the Water Act 2003.
- (h) Section 106(1A) is inserted by section 99 of the Water Act 2003.
- (i) 1989 c.15.
- (j) To which there are various amendments made by section 101(1) of and Schedule 8 to the Water Act 2003.
- (k) To which there are various amendments made by section 101(1) of and Schedule 8 to the Water Act 2003.
- (l) Section 199 is amended by section 97(1) and (8) of the Water Act 2003.

Appendix 2 – DRAINAGE & WATER ENQUIRY (RESIDENTIAL) TERMS AND CONDITIONS

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

Definitions

'Company' means Dwr Cymru Cyf who produces the Report.
'Order' means any request completed by the Customer requesting the Report.
'Report' means the drainage and/or water report prepared by The Company in respect of the Property.
'Property' means the address or location supplied by the Customer in the Order.
'Customer' means the person, company, firm or other legal body placing the Order, either on their own behalf as Client, or, as an agent for a Client.
'Client' means the person, company or body who is the intended recipient of the Report with an actual or potential interest in the Property.
'Purchaser' means the actual or potential purchaser of an interest in the Property including the mortgage lender.

Agreement

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

1.1 The Customer, the Client and Purchaser agree that the placing of an Order for a Report and the subsequent provision of a copy the Report to the Purchaser indicates their acceptance of these terms.

The Report

2. Whilst The Company will use reasonable care and skill in producing the Report, it is provided to the Customer, the Client and Purchaser on the basis that they acknowledge and agree to the following:-

2.1 The information contained in the Report can change on a regular basis so The Company cannot be responsible to the Customer, the Client and 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.

2.2 The Report does not give details about the actual state or condition of the Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Property for any particular purpose, or relied upon for determining saleability or value, or used as a substitute for any physical investigation or inspection. Further advice and information from appropriate experts and professionals should always be obtained.

2.3 The information contained in the Report is based upon the accuracy of the address and plan supplied to the Company.

2.4 The Report provides information as to the location & connection of existing services and other information in relation to drainage and water enquiries and should not be relied on for any other purpose. The Report may contain opinions or general advice to the Customer, the Client and Purchaser which The Company cannot ensure that any such opinion or general advice is accurate, complete or valid and accepts no liability therefore.

2.5 The position and depth of apparatus shown on any maps attached to the Report are approximate, and are furnished as a general guide only, and no warranty as to its correctness is given or implied. The exact positions and depths should be obtained by excavation trial holes and the maps must not be relied on in the event of excavation or other works made in the vicinity of The Company's apparatus.

Liability

3. The Company shall not be liable to the Customer, the Client and Purchaser for any failure defect or non-performance of its obligations arising from any failure of or defect in any machine, processing system or transmission link or anything beyond The Company's reasonable control or the acts or omissions of any party for whom The Company are not responsible.

3.1 Where a report is requested for an address falling within a geographical area where two different Companies separately provide Water and Sewerage Services, then it shall be deemed that liability for the information given by either Company will remain with that Company in respect of the accuracy of the information supplied. A Company supplying information which has been provided to it by another Company for the purposes outlined in this agreement will therefore not be liable in any way for the accuracy of that information and will supply that information as agent for the Company from which the information was obtained.

3.2 The Report is produced for use in relation to individual domestic property transactions and cannot be used for commercial developments of domestic properties or commercial properties for intended occupation by third parties.

3.3 The Company shall accept liability for death or personal injury arising from its negligence but in any other case, the Company's liability for negligence shall be limited to £5000.00. Such liability will be met by the Company or its insurers and the Company has and will maintain an appropriate contract of insurance.

Copyright and Confidentiality

4. The Customer, the Client and Purchaser acknowledge that the Report is confidential and is intended for the personal use of the Client and Purchaser. The copyright and any other intellectual property rights in the Report shall remain the property of The Company. No intellectual or other property rights are transferred or licensed to the Customer, the Client or the Purchaser except to the extent expressly provided.

4.1 The Customer or Client is entitled to make copies of the Report but may only copy the Ordnance Survey mapping or data contained in the, or attached to the Report, if they have an appropriate licence from the originating source of that mapping or data.

4.2 The Customer, the Client and Purchaser agree (in respect of both the original and any copies made) to respect and not to alter any trademark, copyright notice or other property marking which appears on the Report.

4.3 The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.

4.4 The Customer, the Client and Purchaser agree on a joint and several basis to indemnify The Company against any losses, costs, claims and damage suffered by The Company as a result of any breach by either of them of the terms of paragraphs 4.1 to 4.4 inclusive.

Payment

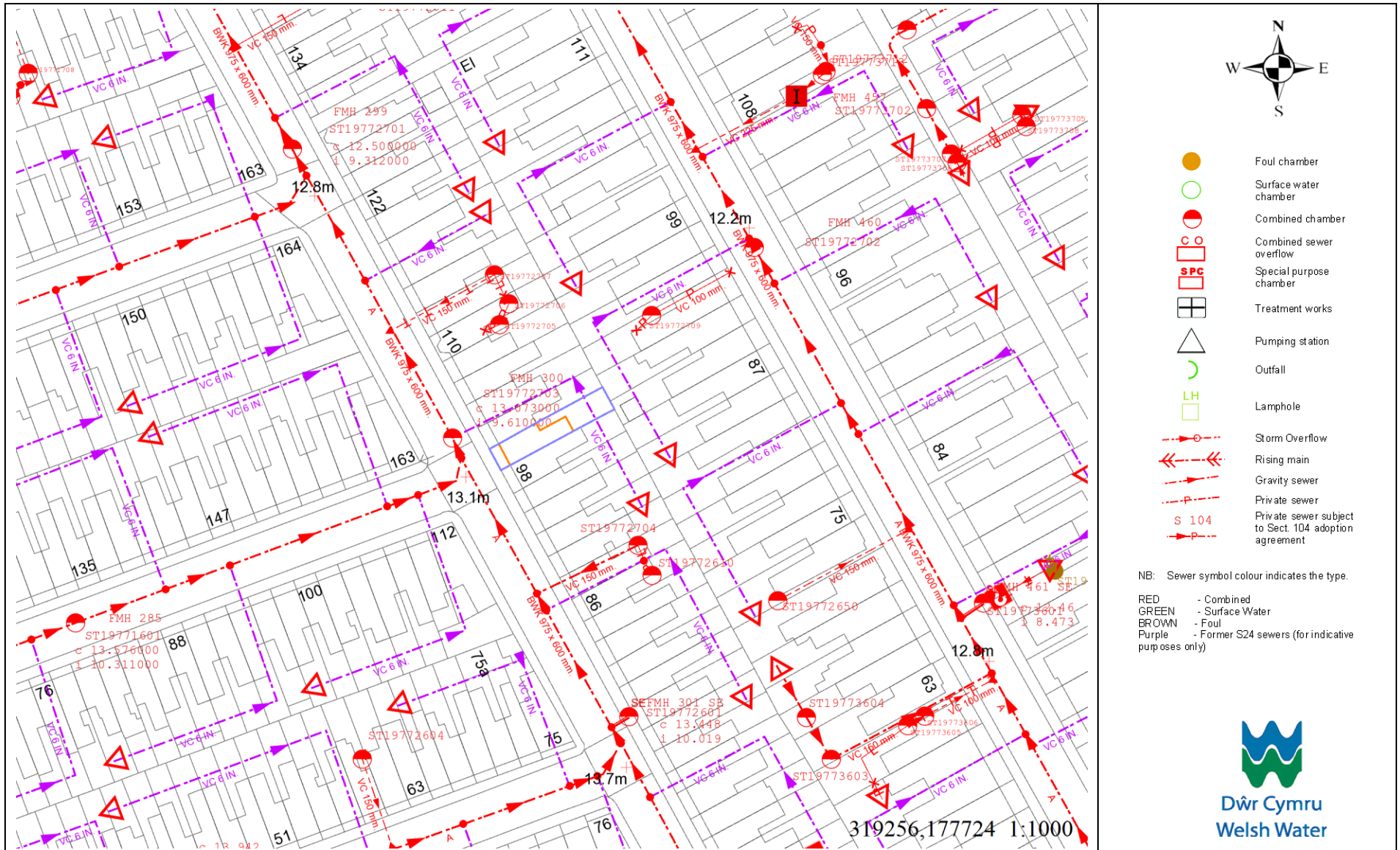
5. Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by The Company, without any set off, deduction or counterclaim. Unless the Customer or Client has an account with The Company for payment for Reports, The Company must receive payments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

General

6. If any provision of these terms is or becomes invalid or unenforceable, it will be taken to be removed from the rest of these terms to the extent that it is invalid or unenforceable. No other provision of these terms shall be affected.

- 6.1 These terms shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.
- 6.2 Nothing in these terms and conditions shall in any way restrict the Customer, the Clients or the Purchasers statutory or any other rights of access to the information contained in the Report.
- 6.3 We may disclose personal data you provide about yourself, or your clients, to other companies within our group in accordance with Data Protection Act 1998 and other applicable laws. We will analyse and utilise any information we collect so that we are able to correctly administer, develop and improve our business and services.
- 6.4 The terms and conditions may be enforced by the Customer, the Client and Purchaser.

Appendix 3 - Extract of the Public Sewer Map for the area surrounding the property/plot [11/06/2026]



- N
W —+— E
S
- Foul chamber
 - Surface water chamber
 - Combined chamber
 - ◻ Combined sewer overflow
 - ◻ SPC Special purpose chamber
 - Treatment works
 - △ Pumping station
 -) (Outfall
 - LH Lamphole
 - - - Storm Overflow
 - - - Rising main
 - - - Gravity sewer
 - - - Private sewer
 - S 104 Private sewer subject to Sect. 104 adoption agreement
- NB: Sewer symbol colour indicates the type.
- RED - Combined
GREEN - Surface Water
BROWN - Foul
Purple - Former S24 sewers (for indicative purposes only)



Dŵr Cymru Cyf gives this information as to the position of its underground apparatus by way of general guidance only on the understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works in vicinity of the Company's apparatus and any onus of locating the apparatus before carrying out any excavations rests entirely with you. It must be understood that the furnishing of information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and of the Company's right to be compensated for any damage to its apparatus. Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

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Appendix 4 - Extract of the Public Water Map for the area surrounding the property/plot [11/06/2026]



Dwr Cymru Cyf gives this information as to the position of its underground apparatus by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works in vicinity of the Company's apparatus and any onus of locating the apparatus before carrying out any excavations rests entirely with you. It must be understood that the furnishing of information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and of the Company's right to be compensated for any damage to its apparatus. Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

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Appendix 5 – Additional Information

Additional information related to response for Question 23

Drinking Water Compliance Summary for CARDIFF BAY / RUMNEY (1089N54)

From 1st January 2025 to 31st December 2025

The population for this zone is 86281

Substance	Samples Taken	Exceedances	Compliance %
Iron	52	1	98.08

Appendix 6 – Residential Drainage & Water Search Complaint Procedure

The Law Society endorses the use of a residential drainage and water enquiry on all occasions where a property is being sold. With our unique knowledge of the water industry, Dwr Cymru Welsh Water is best placed to identify any risks relating to the location and ownership of public water mains and sewers within our operational area, before property purchases are completed.

Should you wish to contact us about the service provided then our preferred method of dealing with your complaint is by telephone during office hours, Monday – Friday 09.00am – 4.30pm, tel no. 0800 917 2652. We will always aim to deal with your telephone complaint the first time you call us, however, if that isn't possible, we will advise you on how soon we can respond.

If you are not happy with our initial response, we will advise you to write to us at Dwr Cymru Welsh Water's Developer Services, P.O. Box 3146, Linea, Fortran Road, Cardiff, CF30 0EH or email us at searches@dwrcymru.com outlining the reasons for your complaint.

We will investigate and research the matter in detail and provide a written substantive response within 10 working days of receipt of your written complaint.

If you remain dissatisfied with the response you have received, or the way your complaint was handled, you can ask for a Director to carry out a formal review of your complaint. To do this, please contact Head of Customer Relations, Dwr Cymru Welsh Water, P.O. Box 3146, Linea, Fortran Road, Cardiff, CF30 0EH.

A response from a director will be sent within 10 working days. If we have fully reviewed your complaint and you remain dissatisfied, you can refer your complaint to the Consumer Council for Water. This is an independent body which represents customers' interests and investigates complaints. Their address is Consumer Council for Water Wales, Room 140 Caradog House, 1-6 St Andrews Place, Cardiff, CF10 3BE.

The water quality data in this report is for the entire water quality zone and not for any individual property.