

Special Conditions

1. The Property is sold subject to the burdens on the Property and the Buyer will raise no requisitions on them.
2. The property is sold as seen.
3. All sums payable under this Agreement are exclusive of Value Added Tax.
4. The Property is sold in its existing state and condition.
5. If the deposit actually paid on exchange of Contracts shall be less than 10% of the purchase price then notwithstanding the payment and acceptance of such lesser amount the balance of the 10% deposit shall at all times remain due to the Seller and in the event of completion not taking place for any reason whatsoever (except through the fault of the Seller) the unpaid balance of the 10% deposit shall be a legal liability due from the Buyer to the Seller as a condition of this Contract.
6. Vacant possession will be given on completion.
7. The property is sold with Limited Title Guarantee
8. If either party does not complete by the Completion Date and the delay in completion is not attributable to any act or default of the other party the party in default agrees to pay the sum of £150.00 plus VAT to the other party's solicitors/conveyancers in respect of their fees for the preparation and service of a Notice to Complete and the recalculation of the completion statement in pursuance of Condition 6.8.
9. The parties hereby agree that where replies to enquiries before contract or written replies given by the Seller's Conveyancers state that "the Seller is not aware" or such similar terminology that no warranty is given by the Seller or his Conveyancer that any independent enquiries or investigations have been made. The replies supplied are believed to be correct but the accuracy is not guaranteed and they do not obviate the need to make independent searches enquiries and inspections and no responsibility is given on behalf of the Seller or the Seller's Conveyancers.
10. In the light of the decision in William Sindall -v- Cambridgeshire County Council it is hereby agreed and declared that replies to any enquiries or replies given on the Property Information Forms are given to the best knowledge and belief of the Seller but neither he nor his Conveyancer have made any further enquiries into such matters (such as but not limited to conducting a site inspection or making specific enquiries of the statutory utilities) and the replies are thereby given on this basis
11. In addition to the sale price the sum of £1,734.00,.00 is required towards the preparation of the Auction package and for the search results.

SUSAN COTTER & CO
63 Merthyr Road
Whitchurch
Cardiff

CF14 1DD

The electronic official copy of the register follows this message.

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

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

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



Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
WA229202

Edition date / Dyddiad yr
argraffiad 10.12.2004

- This official copy shows the entries on the register of title on 09 JUL 2026 at 14:23:10.
- 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 09 Jul 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 09 GORFFENNAF 2026 am 14:23:10.
- 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 09 Gorffennaf 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 (15.11.1982) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 16 Finchley Road, Cardiff (CF5 3AX).

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 (15.11.1982) PROPRIETOR: MALDWYN RHYS JAMES of 16 Finchley Road, Cardiff CF5 3AX.

C: Charges Register / Cofrestr Arwystlon

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

Mae'r gofrestr hon yn cynnwys unrhyw arwystlon a materion eraill sy'n effeithio ar y tir.

- 1 Four Conveyances alls of the land tinted pink on the filed plan and other land the first dated 19 April 1899 made between (1) Thomas George Cartwright and (2) David Price Thomas and others the second dated 18 December 1919 the third dated 2 September 1920 both made between (1) Thomas George Cartwright and (2) John Norman Limited and the fourth dated 2 May 1930 made between (1) Thomas George Cartwright and (2) Multifillers Limited all contain restrictive covenants but neither the original conveyances nor certified copies or examined abstracts thereof were produced on first registration.

End of register / Diwedd y gofrestr

These are the notes referred to on the following official copy

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

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

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 09 July 2026 shows the state of this title plan on 09 July 2026 at 14:23:11. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.
This title is dealt with by the HM Land Registry, Wales Office .

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

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

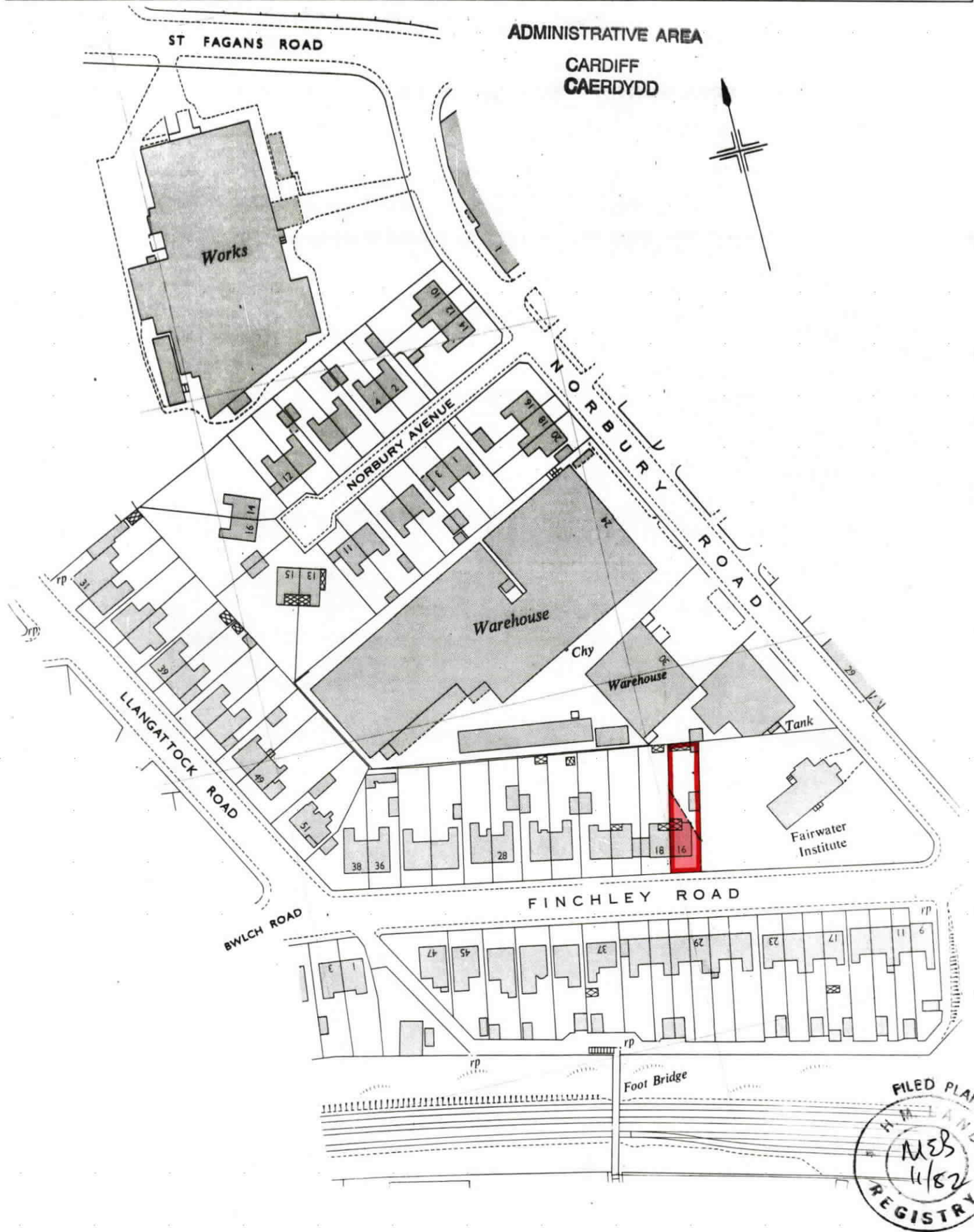
Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.

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.

Mae'r copi swyddogol hwn a gyhoeddir ar 09 Gorffennaf 2026 yn dangos sefyllfa'r cynllun teitl hwn ar 09 Gorffennaf 2026 am 14:23:11. 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 gwyriadau 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.

© Hawlfraint y Goron. Cynhyrchwyd 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	
		WA229202	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	SOUTH GLAMORGAN		ST 1477
Scale: 1/1250		CARDIFF DISTRICT	© Crown Copyright 1968.



FILED PLAN
H.M. LAND
REGISTRY
MSB
11/82



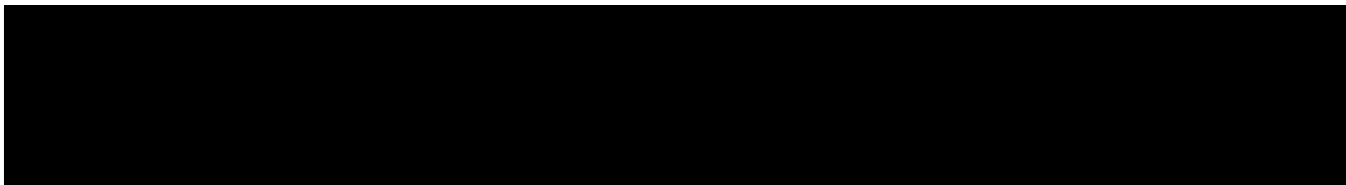
High Court of Justice England and Wales
Principal Registry of the Family Division
HMCTS Probate
PO Box 12625
Harlow
CM20 9QE
0300 303 0648

Grant of Probate

Case Reference: [REDACTED]
Date of Issue: 25th March 2026

Maldwyn Rhys James of 16 Finchley Road Caerdydd CF5 3AX Deyrnas Unedig
Died on **17th August 2025** domiciled in **England and Wales**

The Last Will and Testament of **Maldwyn Rhys James** (An official copy of which is available from the Court) was proved and registered before the High Court of Justice. The Administration of **Maldwyn Rhys James's** estate is granted by this court to the following Executors



DISTRICT REGISTRAR

Extracted by Stuart R Oldrey Solicitor (Ref: J0031-003/SRO) 11 Velindre Road, Cardiff, CF14 2TE, United Kingdom
If you wish to validate the information contained within this document please call 0300 303 0648





Law Society Property Information Form (5th edition) (2024)

Note: Please read the *Explanatory Notes for Sellers and Buyers* before completing this form

Full names of the seller(s)

Please state full names of the seller(s) of the property.

Individual seller(s) complete (a) and (b). If the seller is a company, complete (c)

(a) Name of seller(s) if individual(s)

These are the person or persons named as the owner on the HM Land Registry title or on the deeds by the owner's legal representative(s) if selling under a power of attorney or grant of probate or representation.

		
3	First name	
	Middle name(s)	
	Last name	
4	First name	
	Middle name(s)	
	Last name	

(b) Please provide details of the capacity in which you are providing information for the sale.

Please tick one:

- ☐ Seller(s)
- ☒ Seller's personal representative
- ☐ Attorney(s)
- ☐ Trustee(s)

(c) Name of seller if a company

Company name	
Company number	
Director/authorised person	
Country of incorporation	

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

25	03	2026
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Property being sold

Enter the full address

Address line 1	16 Finchley Road
Address line 2	Fairwater
Address line 3	
Town / City	Cardiff
Postcode	CF5 3AX

What is the UPRN (Unique Property Reference Number) of the property?

To find the UPRN go to: <https://www.findmyaddress.co.uk/search>



Seller's solicitor

Enter the details of your solicitor's firm:

Name of solicitor's firm	Susan Cotter & Co
Address line 1	63 Merthyr Road
Address line 2	Whitchurch
Address line 3	
Town / City	Cardiff
Postcode	CF14 1DD
Contact name	
Email	
Reference number	

About this form

This form is completed by the seller to supply the detailed information and documents which may be relied upon for both the marketing of your property and the conveyancing process.

Part 1 provides the material information needed by estate agents to start marketing your property.

Material information is explained in the National Trading Standards Estate and Letting Agency Team's guidance to estate agents, ***Material Information in Property Listings (Sales)***, so that property listings comply with the Consumer Protection from Unfair Trading Regulations 2008.

Some of the information in Part 1 will also be needed by your solicitor for the conveyancing process.

Part 2 asks supplementary questions, providing additional information which may be relevant for your property and is needed for the conveyancing process.

Instructions to the seller

- The answers should be prepared by the person or persons named as owner on the deeds or HM Land Registry title or by the owner's legal representative(s) if selling under a power of attorney or grant of probate or representation. If there is more than one seller, you should prepare the answers together, or if only one seller prepares the form, the other(s) should check the answers given, and all sellers should then sign the form.

- You should answer the questions as accurately as you can from your own knowledge (or, in the case of legal representatives, you or the owner). You are not expected to have expert knowledge of legal or technical matters or matters that occurred prior to your ownership of the property, or information that can only be obtained by carrying out surveys, local authority searches or other enquiries.
- It is very important that your answers are truthful. If you give incorrect or incomplete information to the buyer (on this form or otherwise in writing or in conversation, whether through your estate agent or solicitor or directly to the buyer), a prospective buyer may make a claim for compensation from you or refuse to complete the purchase.
- If you become aware of any information which would alter any replies you have given, you must inform your solicitor immediately. This is as important as giving the right answers in the first place. You should not change any arrangements concerning the property (such as with a tenant or neighbour) and affecting the information you have given without consulting your solicitor first.
- If you do not know the answer to any question, you must say so. If you are unsure of the meaning of any questions or answers, please ask your solicitor. Completing this form is not mandatory, but omissions or delays in providing information may affect the sale.
- Please give your solicitor any letters, agreements, or other papers which help answer the questions. The buyer will want the originals, where you have them, in due course, for example, guarantees. If you are aware of any material or information which you are unable to supply with the answers, tell your solicitor. If some of the documentation is lost, you may need to obtain copies at your own expense. You should also pass on promptly to your solicitor any notices or other information you have received concerning the property, and any that arrive at any time before completion of the sale. If you are not sure if a notice is relevant to the sale, ask your solicitor.

Instructions to the buyer

- If, separately from this form, you receive any information about the property (in writing or in conversation, whether direct from the seller or through an estate agent or solicitor or directly to you) on which you wish to rely when buying the property, you should tell your solicitor.
- The seller will only be able to tell you about matters they know. They may not have knowledge of legal or technical matters or the contents of reports. You should not expect the seller to have knowledge of, or give information about, matters prior to their ownership of the property. To obtain up-to-date information about these matters you must make your own enquiries and investigations or arrange for them to be carried out for you. Your solicitor will help you decide which searches you need when buying the property to provide you with the most up-to-date information.
- If you are obtaining a mortgage, please remember that the inspection carried out on behalf of your lender is not a survey but only a valuation for the lender's purposes. To satisfy yourself as to the physical and structural condition of the property, you should instruct a surveyor to carry out a survey for you. Even if the seller has guarantees or other documents relating to these aspects of the property, the seller is not giving any warranty of the condition of the property, and this is not included in the conveyancing work by your solicitor.

Definitions

'Access roads' means any private road(s) giving access from the property to a public highway.

'Alterations' means work intended to change the function or appearance of a place or property.

'Building work' means any work listed in **Regulation 3(1)** of the **Building Regulations 2010** and as amended in Wales since 2014.

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

'Commonhold' is a form of ownership for multi-occupancy developments. Each unit-holder owns the freehold of their home, and a commonhold or residents' association owns and manages the common parts of the property.

'Commonhold community statement' means a document which makes provision in relation to specified land for (a) the rights and duties of the commonhold association, and (b) the rights and duties of the unit-holders.

'Commonhold unit' means a commonhold unit specified in a commonhold community statement.

'Consent' means approval for matters affecting **freehold** title (for example a restrictive covenant) or leasehold title (such as for alterations).

'Freehold' means you own the property and the land it sits on.

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

'Leasehold' means you do not own the land the property stands on. A lease is an agreement between you and the owner of the freehold or of another lease. The lease sets out what you can and cannot do as a leaseholder.

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

'Planning documents' means any planning permissions, building regulations approvals and completion certificates or planning orders or documents.

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

'Restrictive covenant' means clause(s) in deed(s) or lease(s) that limits what the owner of the land or lease can do with the property.

'Sale contract' means the legal contract between the buyer and seller for the purchase/sale of the property. It is a legal document and once the contract is exchanged it is legally binding on all parties.

'Searches' includes reports in relation to a variety of matters covering topics such as local, planning and environmental.

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

'Shared ownership' means you buy a share in a property with an organisation such as a housing association, to whom you will pay rent on the part you don't own. Most homes purchased through shared ownership are leasehold.

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

TA6 PART 1

PART A MATERIAL INFORMATION

1. Council Tax

What Council Tax band is the property in?

Band **E**

2. Asking price

What is the asking price of the property you are selling?

£

3. Tenure, ownership and charges

3.1 Is your property freehold, leasehold, shared ownership or commonhold?
Please tick all that apply.

Note: Some freehold properties may have land or property that is also leased.
If you have a combination of tenures, please speak to your solicitor.

☒ Freehold ☐ Leasehold ☐ Shared ownership ☐ Commonhold

If 'Freehold', please go to question 3.17 and do not answer questions 3.2–3.16.

If 'Leasehold', please go to question 3.4 and do not answer questions 3.2–3.3.

If 'Commonhold', please go to question 3.13 and do not answer questions 3.2–3.12.

Shared ownership

Note: Information about shared ownership is available at: <https://www.gov.uk/shared-ownership-scheme>

3.2 What share of the property do you own?

100. %

3.3 How much rent do you pay each year for the remaining share of the property?

£ / year

Leasehold / Shared ownership

Note: Information about leasehold property is available at: <https://www.gov.uk/leasehold-property>. You will need a copy of your lease to answer these questions. If you do not have a copy of your lease, ask your solicitor for help.

3.4 What is the end date of your lease? (DD/MM/YYYY)

3.5 Have you applied to the landlord:

(a) for an extension of the lease?

☐ Yes ☐ No

(b) to buy the freehold?

☐ Yes ☐ No

(c) to vary the terms of the lease?

☐ Yes ☐ No

If Yes to any question in 3.5(a)–(c), please provide details of when you applied and whether the application has been accepted:

Ground rent

3.6 How much ground rent is due each year?

£ / year

3.7 Does your lease say that the ground rent increases?

☐ Yes ☐ No

If Yes, please give details of the next increase (date, frequency, amount):

If you don't have your lease, then your solicitor will be able to obtain a copy.

(a) Date of next increase: (DD/MM/YYYY)

(b) Frequency of increase:

(c) Amount you will pay after the increase (if known):

£

(d) How is the increase calculated?

Service charges

Note: Your lease should set out the way the service charge is organised and what can be charged. Service charges are usually for the maintenance and upkeep of the property, including common areas and gardens. Further information is available at: <https://www.gov.uk/leasehold-property/service-charges-and-other-expenses>

3.8 Does the lease require you to pay service charges?

☐ Yes ☐ No

(a) Have you paid service charges?

☐ Yes ☐ No

If No to both question 3.8 and 3.8(a), please continue to question 3.17 and do not answer questions 3.9–3.16

3.9 Please give the dates of your last annual service charge (DD/MM/YYYY)

From:

To:

3.10 How much was your last annual service charge?

£

3.11 Is there a budget or known amount for the service charge this year?

☐ Yes ☐ No

If Yes, please provide any relevant documents, such as a service charge bill.

☐ Attached ☐ To follow

3.12 How frequently are the payments due?

Please tick the appropriate box:

☐ Monthly ☐ Six monthly
☐ Quarterly ☐ Annually

Commonhold

3.13 Please provide a copy of the commonhold community statement.

☐ Attached ☐ To follow

3.14 How many units are there in the commonhold?

£

3.15 How much does your unit pay annually under the commonhold assessment?

☐ Yes ☐ No

3.16 Does the commonhold have a reserve fund?

How much does your unit pay annually into the reserve fund?

£

Other charges

Note: Question 3.17 refers to charges other than those payable under a lease. If the property is freehold, there can be additional charges, for example, payments to a management company or other person for the use of a private drainage system.

3.17 Do you have to pay any additional charges relating to the property (apart from council tax, utility charges, etc.), for example, payments to a management company or other person?

☐ Yes ☒ No

If Yes, please give details:

3.18 How much is due annually for these other charges?

£

Access roads and footpaths

3.19 Do you have to pay anything towards the costs of maintaining access roads or footpaths?

☐ Yes ☒ No

If Yes, please give details of who payments are made to:

3.20 How much is due annually towards these costs?

£

PART B MATERIAL INFORMATION

4. Physical characteristics of the property

4.1 Is the property a house, bungalow, flat or maisonette?

☒ House	☐ Bungalow
☐ Flat	☐ Maisonette

4.2 If a house or bungalow, is it detached, semi-detached, terraced or end of terrace?

☐ Detached	☐ Semi-detached
☐ Terraced	☒ End of terrace

4.3 What construction type or materials have been used in the property?

Note: This list is not exhaustive but may include, for example, brick and block, steel framed, timber framed, thatched, prefabricated. If you are unsure about the construction type or materials used, please say 'not known'.

Brick

4.4 How many rooms does the property have?

Bedrooms	3
Bathrooms	1
Reception rooms	2
Other	1

If Other, please specify:

Conservatory

5. Utilities and services

5.1 Which of the following services are connected to the property?

Electricity: ☒ Mains ☐ Solar panels ☐ Wind turbine ☐ Other

If Other, please specify:

Water: ☒ Mains (metered) ☐ Mains (unmetered) ☐ Private water supply

If private water supply, please give details:

Sewerage: ☒ Mains sewerage ☐ Septic tank ☐ Cesspool
☐ Small sewage treatment plant

Heating: ☒ Mains gas ☐ Electric ☐ Oil ☐ LPG ☐ Biofuel
☐ Ground source heat pump ☐ Air source heat pump ☐ Other

If Other, please specify:

5.2 Which of the following services are available at the property?

Broadband: ☒ Yes ☐ No (F.T.T.P.) Fibre to the premises.
Broadband type is available here: <https://www.openreach.com/fibre-checker>
Broadband coverage is available here: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile signal: ☒ Yes ☐ No

Mobile signal coverage is available here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Are there any known issues or areas of restricted coverage with the mobile signal?

☐ Yes ☒ No

If Yes, please give details:

6. Parking

6.1 Is off-road parking available?

For example, is there a garage, allocated space or driveway?

☒ Yes ☐ No

Please specify the type of parking available

5 car driveway, garage

6.2 Is a permit required for on-road parking?

For example, is the property in a controlled parking zone or within a local authority residents' parking scheme?

☐ Yes ☒ No

6.3 If a permit is required, what is the current annual charge?

£

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

☐ Yes ☒ No

If Yes, please specify the make and its location:

7. Building Safety

- 7.1 Are you aware of any defects or hazards at the property that might lead to a fire or a structural failure?

☐ Yes ☒ No

Note: This could include, for example, integrity of building materials used in construction of the property (e.g. asbestos, cladding), structural hazards (damaged roofs, balconies), or non-operative fire/smoke alarm systems.

If Yes, please give details:

- 7.2 If Yes, have urgent or essential works been recommended?

☐ Yes ☐ No

- (a) Are there any proposals for these works to be carried out?

☐ Yes ☐ No

- (b) Have these works been carried out?

☐ Yes ☐ No

If Yes, please provide further details and/or relevant documents.

☐ Attached ☐ To follow

8. Restrictions

Conservation area

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

☐ Yes ☒ No
☐ Not sure

If Yes, please supply a copy of any relevant documents:

☐ Attached ☐ To follow

Listed buildings

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

To check the list, go to:

England: <https://historicengland.org.uk/listing/the-list/>

Wales: <https://cadw.gov.wales/advice-support/cof-cymru/search-cadw-records>

☐ Yes ☒ No

8.3 If Yes, what grade is the listing?

☐ Grade I ☐ Grade II* ☐ Grade II

If Yes, please provide a copy of any relevant documents, e.g. notice of listing, letter from local authority confirming listing

☐ Attached ☐ To follow

Restrictive covenants

Note: To answer this question, you will need a copy of your registered title document (if your title is registered at HM Land Registry) or your deeds (if it is not registered). If you don't have them, ask your solicitor.

8.4 Does your title contain any restrictive covenants affecting the use of the property?

☐ Yes ☒ No

Please provide a copy of your title and any other relevant documents

☒ Attached ☐ To follow

Tree preservation orders

8.5 Are any trees on your property subject to a Tree Preservation Order?

Information about tree preservation orders is available at:

<https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>

☐ Yes ☒ No
☐ Not sure

(a) Have the terms of the order been complied with?

☐ Yes ☐ No
☐ Not sure

(b) Please provide a copy of any relevant documents.

☐ Attached ☐ To follow

9. Rights and informal arrangements

Note: Rights and arrangements may relate to access or shared use. They may also include rights to mines and minerals, manorial rights, chancel repair, and similar matters. If you are uncertain about whether a right or arrangement is covered by this question, please ask your solicitor.

- 9.1 Does the property benefit from any rights or arrangements over any neighbouring property (this includes any rights of way)?**

☐ Yes ☐ No
☒ Not known

If Yes, please give details:

- 9.2 Does ownership of the property carry a responsibility to contribute towards the cost of any jointly used services, such as maintenance of a shared driveway, a boundary or drain?**

☐ Yes ☒ No
☐ Not known

If Yes, please give details:

- 9.3 Has anyone taken steps to prevent access to the property or complained about or demanded payment for access to the property?**

☐ Yes ☒ No

If Yes, please give details:

- 9.4 Do you know if any of the following rights benefit the property:**

(a) Rights of light?

☐ Yes ☒ No

(b) Rights of support from adjoining properties?

☐ Yes ☒ No

(c) Customary rights (e.g. rights deriving from local traditions)?

☐ Yes ☒ No

9.5 Do you know if any of the following arrangements affect the property:

(a) Other people's rights to mines and minerals under the land?

☐ Yes ☒ No

(b) Chancel repair liability?

☐ Yes ☒ No

(c) Other people's rights to take things from the land (such as timber, hay or fish)?

☐ Yes ☒ No

If Yes, please give details:

9.6 Do you know if there are any other rights or arrangements affecting the property? This includes any rights of way.

☐ Yes ☒ No

If Yes, please give details:

Services crossing the property or neighbouring property

9.7 Do any drains, pipes or wires serving the property cross any neighbour's property?

☐ Yes ☒ No
☐ Not known

9.8 Do any drains, pipes or wires leading to any neighbour's property 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, please supply a copy or give details:

☐ Attached ☐ To follow

10. Flood risk

Note: Flooding may take a variety of forms: it may be seasonal, irregular or simply a one-off event. The property does not need to be near a river or coast for flooding to occur.

10.1 What is the flood risk for the area around the property?

Information about the long-term flood risk for the area around the property is available at:
<https://www.gov.uk/check-long-term-flood-risk>

Very low risk.

10.2 Has any part of the property (buildings, surrounding garden or land) ever been flooded?

☐ Yes ☒ No

(a) When did the flooding take place? (MM/YYYY)

(b) Which parts flooded?

(c) 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

If Yes, please give details:

10.3 Are there any defences to prevent flooding installed at the property?

☐ Yes ☒ No

If Yes, please give details:

Coastal erosion

Note: Information about how coastal erosion is being managed in an area is available at:
<https://www.gov.uk/check-coastal-erosion-management-in-your-area>

10.4 If the property is near the coast, is there any known risk of coastal erosion affecting the property?

☐ Yes ☒ No
☐ Not applicable

Please give details:

11. Outstanding building work or approvals

11.1 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:

11.2 Are there any planning or building control issues to resolve?

☐ Yes ☒ No

If Yes, please give details:

12. Notices and proposals

12.1 Have any notices or correspondence been received or sent (e.g. from or to a neighbour, council or government department), or any negotiations or discussions taken place, which affect the property or a property nearby?

☐ Yes ☒ No

If Yes, please give details:

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

☐ Yes ☒ No

If Yes, please give details:

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

☐ Yes ☒ No

If Yes, please give details:

13. Accessibility

Does the property have:

(a) Step free access from the street to inside the property (e.g. ramps / lifts)?

☐ Yes ☒ No

(b) Wet room / level access shower?

☐ Yes ☒ No

(c) Lateral living (entrance level living accommodation)?

☐ Yes ☒ No

(d) Other accessibility adaptations?

☐ Yes ☒ No

If Yes to 13(a)–(d) please give details:

14. Coalfield or mining area

Note: Information about finding out if a property is affected by coal mining is available at: <https://www.gov.uk/check-if-property-is-affected-by-coal-mining> Your solicitor will also be able to help you with this information.

Are you aware of the property being on a past or present coalfield or directly impacted by the effect of other mining activity?

☐ Yes ☒ No

TA6 PART 2

Note: The *Leasehold Information Form (TA7)* has additional questions for leasehold properties that will need to be completed.

15. Boundaries

Note: If the property is leasehold, section 15 or parts of it (questions 15.1 and 15.2) may not apply.

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

(a) on the left? _____	☐ Seller ☐ Shared	☐ Neighbour ☒ Not known
(b) on the right? _____	☒ Seller ☐ Shared	☐ Neighbour ☐ Not known
(c) at the rear? _____	☐ Seller ☐ Shared	☐ Neighbour ☒ Not known
(d) at the front? _____	☐ Seller ☐ Shared	☐ Neighbour ☒ Not known

15.2 If the boundaries are irregular, please indicate ownership by written description or by reference to a plan:

☐ Attached ☐ To follow

15.3 Are you aware of any boundary feature having been moved in the last 10 years or during your period of ownership if longer?

☐ Yes ☒ No

If Yes, please give details:

15.4 During your ownership, has any adjacent land or property been purchased by you?

☐ Yes ☒ No

If Yes, please give details:

15.5 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

If Yes, please give details:

15.6 Has any notice been received under the Party Wall etc. Act 1996 in respect of any shared/party boundaries?

☐ Yes ☒ No

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

☐ Attached ☐ To follow

16. Disputes and complaints

16.1 Have there been any disputes or complaints about your property or a property nearby?

☐ Yes ☒ No

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

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

☐ Yes ☒ No

If Yes, please give details:

16.3 Do any neighbours or members of the public have the right to enter your property?

☐ Yes ☒ No

If Yes, please give details:

17. Alterations, planning and building work

Note to seller: All relevant approvals and supporting paperwork referred to in this form, such as listed building consents, planning permissions, building regulations consents, and completion certificates, should be provided. If you have had works carried out, you should produce the documentation authorising this. Copies may be obtained from the relevant local authority website. Competent Person Certificates may be obtained from the contractor or the scheme provider (e.g. FENSA or Gas Safe Register). Further information about Competent Person Certificates can be found at: <https://www.gov.uk/guidance/competent-person-scheme-current-schemes-and-how-schemes-are-authorised>

Note to buyer: If any alterations or improvements have been made since the property was last valued for council tax, the sale of the property may trigger a revaluation. This may mean that following completion of the sale, the property will be put into a higher council tax band. Further information about council tax valuation can be found at: <http://www.gov.uk/government/organisations/valuation-office-agency>

17.1 Have you made or are you aware that any of the following changes have been or are being made to the property (including the garden)?

Please provide plans and details of any consents that were granted. If you are unsure, please ask or consult your solicitor.

(a) Installing replacement windows, roof windows, roof lights, glazed doors since 1 April 2002

☐ Yes ☒ No

(b) Adding an extension

☐ Yes ☒ No

(c) Adding a conservatory

☐ Yes ☒ No

(d) Loft conversion

☐ Yes ☒ No

(e) Garage conversion

☐ Yes ☒ No

(f) Removal of internal walls

☐ Yes ☒ No

(g) Adding insulation

☒ Yes ☐ No

(h) Other building works or changes to the property

☐ Yes ☒ No

17.2 If Yes to any of the questions in 17.1(a)–(h), please give details of the work and the date it was carried out, or state not known:

Cavity insulation installed 24/10/08

(a) Is this work completed?

☒ Yes ☐ No

If No, please give details:

If Yes to any of the questions in 17.1(a)–(h) and if the work was undertaken during your ownership of the property:

(b) Did you get planning permissions, building regulations approvals and completion certificates?

☒ Yes ☐ No

(c) Please supply copies of the planning permissions, building regulations approvals and completion certificates.

☒ Attached ☐ To follow

If you are not sure which documents are relevant, ask your solicitor for help.

(d) If planning permissions, building regulations approvals and completion certificates were not required, explain why:

For instance, if the work was exempt from building regulations or permitted development rights applied.

Information about permitted development is available at:

<https://www.gov.uk/guidance/when-is-permission-required>

Information about building regulations is available at:

<https://www.gov.uk/building-regulations-approval/when-you-dont-need-approval>

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

☐ Yes ☒ No

If Yes, please give details and supply a copy of any relevant documents:

☐ Attached ☐ To follow

17.4 Have solar panels been installed at the property?
Solar panels include any solar photovoltaic (PV) system

☐ Yes ☒ No

If No to question 17.4, please continue to question 18 and do not answer questions 17.4(a)–(l)

(a) Which year were the solar panels installed? (YYYY)

(b) Do you own the solar panels outright?

☐ Yes ☐ No

(c) Has a long lease of the roof / air space been granted to a solar panel provider? A typical long lease may last 20 to 25 years.

☐ Yes ☐ No

If Yes, please supply a copy of the lease agreement.

☐ Attached ☐ To follow

(d) Do you have a maintenance agreement in place for the solar panels?

☐ Yes ☐ No

If Yes, please supply a copy of the agreement.

☐ Attached ☐ To follow

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

☐ Yes ☐ No

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

(f) Do the solar photovoltaic (PV) cells feed into the National Grid?

☐ Yes ☐ No

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

☐ Yes ☐ No

If Yes, please supply a copy of the agreement.

☐ Attached ☐ To follow

(h) Please provide a copy of the electricity bill showing the credit paid for the generation

☐ Attached ☐ To follow

(i) Please provide details of the procedure for assigning the benefit of the FIT or SEG agreement on completion of the purchase to the purchaser.

☐ Attached ☐ To follow

(j) Are the panels installed so they are not above the highest part of the roof (excluding the chimney) and project no more than 200mm from the roof slope or wall surface?

☐ Yes ☐ No

(k) Please provide a copy of the building regulations completions certificate or compliance certificate for the installation of the panels and generator.

☐ Attached ☐ To follow

(l) Is the roof of the property sufficient to meet the requirements of the additional weight of the PV cells installed?

☐ Yes ☐ No

If Yes, please provide us with the surveyor's calculations showing the structural adequacy of the roof frame.

☐ Attached ☐ To follow

18. Consent

Do you have consent for any matters that need permission in your deeds?

Check with your solicitor that all necessary consents in your deeds have been received. If you are not sure if permission is needed, ask your solicitor as soon as it is practical.

☐ Yes ☐ No
☒ Not sure

Please give details:

--

19. Guarantees and warranties

Note to seller: All available guarantees, warranties and supporting paperwork should be supplied before exchange of contracts.

Note to buyer: Some guarantees only operate to protect the person who had the work carried out or may not be valid if their terms have been breached. You may wish to contact the company to establish whether it is still trading and, if so, whether the terms of the guarantee will apply to you.

19.1 Does the property benefit from any of the following guarantees or warranties? If Yes, please supply a copy.

(a) New home warranty (e.g. NHBC or similar)

☐ Yes	☒ No
☐ Attached	☐ To follow

(b) Damp proofing

☐ Yes	☒ No
☐ Attached	☐ To follow

(c) Timber treatment

☐ Yes	☒ No
☐ Attached	☐ To follow

(d) Windows, roof lights, roof windows or glazed doors

☒ Yes	☐ No
☒ Attached	☐ To follow

(e) Electrical work

☐ Yes	☒ No
☐ Attached	☐ To follow

(f) Roofing

☐ Yes	☒ No
☐ Attached	☐ To follow

(g) Heating system

☐ Yes	☒ No
☐ Attached	☐ To follow

(h) Underpinning

☐ Yes	☒ No
☐ Attached	☐ To follow

(i) Insulation

☒ Yes	☐ No
☒ Attached	☐ To follow

(j) Other (please state):

☐ Yes	☒ No
☐ Attached	☐ To follow

19.2 Have any claims been made under any of these guarantees or warranties?

☐ Yes	☒ No
------------------------------	--

If Yes, please give details:

20. Insurance

20.1 Do you insure the property?

☒ Yes	☐ No
---	-----------------------------

If No, who insures the property?

20.2 Have you ever had difficulty obtaining insurance for the property?

☐ Yes	☒ No
------------------------------	--

If Yes, please give details:

20.3 Has your property insurance ever been subject to special conditions?

☐ Yes	☒ No
------------------------------	--

If Yes, please give details:

20.4 Have you made any buildings insurance claims?

☐ Yes	☒ No
------------------------------	--

If Yes, please give details:

21. Occupiers

21.1 Do you live at the property?

☐ Yes ☒ No

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

☐ Yes ☒ No

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

1 First name Middle name(s) Last name	2 First name Middle name(s) Last name
3 First name Middle name(s) Last name	4 First name Middle name(s) Last name

(b) Are any of the occupiers who are aged 17 or over (other than yourself) tenants or lodgers?

☐ Yes ☐ No

21.3 Is the property being sold with vacant possession?

When buying or selling a property, 'vacant possession' means it will be empty of all occupiers and emptied of anything not contracted to remain on the day of completion
e.g. all possessions, furniture and rubbish.

☒ Yes ☐ No

21.4 Have all the occupiers aged 17 or over agreed to sign the sale contract?

☒ Yes ☐ No

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

☐ Attached ☐ To follow

22. Connection to services

22.1 Please give details for each of the services that are connected to the property:

Mains electricity

Provider's name	OVO ENERGY
Location of meter	In cupboard under stairs
MPAN number	2199993115858

Mains gas

Provider's name	OVO ENERGY
Location of meter	In cupboard under stairs
MPRN number	2758342503

Mains water

Provider's name	Welsh Water
Location of stopcock	Under sink.
Location of meter (if any)	In road.

Mains sewerage

Provider's name	Welsh Water
-----------------	-------------

Small sewage treatment plant

Provider's name	
Make / model	
Service provider's name	

Telephone

Provider's name	— N/A
-----------------	-------

Broadband

Provider's name	— N/A
-----------------	-------

Ground and air source heat pumps

Provider's name

Make / model

Service provider's name

If there are any 'Other' services listed in question 5.1, please give details:

Electricity

Note: If the seller does not have the certificate requested below, this can be obtained from the relevant Competent Person Scheme. Further information about Competent Person Schemes can be found at: <https://www.gov.uk/guidance/competent-person-scheme-current-schemes-and-how-schemes-are-authorised>

22.2 Has the whole or any part of the electrical installation been tested by a qualified and registered electrician?

☐ Yes ☒ No

If Yes, please state the year it was tested and provide a copy of the test certificate.

Year
☐ Attached ☐ To follow

22.3 Has the property been rewired or had any electrical installation work carried out since 1 January 2005?

☐ Yes ☐ No
☒ Not known

If Yes, please supply one of the following:

(a) a copy of the signed BS7671 Electrical Safety Certificate

☐ Attached ☐ To follow

(b) the installer's Building Regulations Compliance Certificate

☐ Attached ☐ To follow

(c) the Building Control Completion Certificate

☐ Attached ☐ To follow

Heating

22.4 How is the property heated?

Please tick all that apply

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

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

☒ 2003 Date ☐ Not known

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

☐ Date ☒ Not known

(c) Please supply the installation documentation
e.g. Gas Safe Register or CORGI certificates for gas
boilers and compliance certificates (e.g. HETAS) for other appliances.

☒ Attached ☐ To follow

(d) Is the boiler/heating system in good working order?

☒ Yes ☐ No

(e) In what year was the boiler/heating system last
serviced/maintained?

☐ Year ☒ Not known

(f) Please supply a copy of the inspection report.

☐ Attached ☐ To follow
☒ Not available

(g) If there is more than one heating system, please attach
answers to 22.4(a)–(f) separately

☐ Attached ☐ To follow

Drainage and sewerage

Note: General information about discharges to surface water and groundwater and environmental permits can be found at: <https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits>

Note: Information about planning permission, building regulations, general binding rules, and permits governing septic tanks, sewage treatment plants, and cesspools can be found at: www.gov.uk/permits-you-need-for-septic-tanks

22.5 Is the property connected to mains:

(a) foul water drainage?

☒ Yes ☐ No ☐ Not known

(b) surface water drainage?

☒ Yes ☐ No ☐ Not known

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

(a) a septic tank?

☐ Yes ☒ No

(b) a sewage treatment plant?

☐ Yes ☒ No

(c) cesspool?

☐ Yes ☒ No

If your answer is Yes to any question in 22.6(a)–(c), please answer questions 22.7–22.14 below. Otherwise continue to question 23.

22.7 When was the system installed? (MM/YYYY)

☐ Month/Year

- 22.8 When was the sewerage system last replaced or upgraded? (MM/YYYY) Month/Year
- 22.9 If a cesspool, when was the container last emptied? (MM/YYYY) Month/Year
- 22.10 If the property is served by a sewage treatment plant, when was the treatment plant last serviced? (MM/YYYY) Month/Year
- 22.11 Does the sewerage system discharge to the ground or to surface water? ☐ Ground ☐ Surface water
- 22.12 If the sewerage system discharges to the ground, does it have an infiltration system? ☐ Yes ☐ No
- 22.13 Is the use of the sewerage system shared with other properties? If Yes, how many properties share the system? ☐ Yes ☐ No
 Properties share
- 22.14 Is any part of the sewerage system, or the access to it, outside the boundary of the property? If Yes, please supply a plan showing the location of the system and how access is obtained. ☐ Yes ☐ No
☐ Attached ☐ To follow

23. Environmental matters

Energy efficiency

Note: An Energy Performance Certificate (EPC) is a document that gives information about a property's energy usage. Further information about EPCs can be found at: <https://www.gov.uk/buy-sell-your-home/energy-performance-certificates>

- 23.1 Please supply a copy of the EPC for the property ☐ Attached ☐ To follow
- 23.2 Have any installations in the property been financed under the Green Deal scheme? ☐ Yes ☒ No
- If Yes, please give details of all installations and supply a copy of your last electricity bill. ☐ Attached ☐ To follow

Japanese knotweed

Note: Please see the *Explanatory Notes for Sellers and Buyers* for further information about Japanese knotweed.

23.3 Is the property, or an area adjacent to or abutting the boundary, affected by Japanese knotweed?

☐ Yes	☒ No
☐ Not known	

If Yes, please state whether there is a Japanese knotweed management and treatment plan in place and supply a copy with any insurance cover linked to the plan.

☐ Yes	☐ No
☐ Not known	
☐ Attached	☐ To follow

Radon

Note: Radon is a naturally occurring inert radioactive gas found in the ground. Some parts of England and Wales are more adversely affected by it than others. Remedial action is advised for properties with a test result above the 'recommended action level'. Further information about Radon can be found at: <https://www.gov.uk/government/collections/radon>

23.4 Has a Radon test been carried out on the property?

☐ Yes	☒ No
------------------------------	--

If Yes:

(a) please supply a copy of the report

☐ Attached	☐ To follow
-----------------------------------	------------------------------------

(b) was the test result below the 'recommended action level'?

☐ Yes	☐ No
------------------------------	-----------------------------

23.5 Were any remedial measures undertaken on construction to reduce Radon gas levels in the property?

☐ Yes	☐ No
☐ Not known	

24. Transaction information

24.1 Is this sale dependent on the seller completing the purchase of another property on the same day?

☐ Yes	☒ No
------------------------------	--

24.2 Does the seller have any special requirements about a moving date? If Yes, please give details:

☐ Yes	☒ No
------------------------------	--

24.3 Will the sale price be sufficient to repay all mortgages and charges secured on the property?

☐ Yes	☐ No
☒ No mortgage	

24.4 Will the seller ensure that:

(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 alarm codes will be left at the property or with the estate agent?

☒ Yes ☐ No

25. Additional information

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

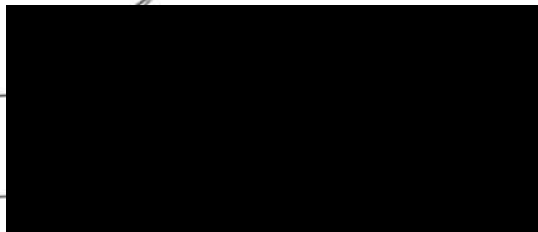
☐ Attached ☐ To follow

Please tick to confirm:

☒ I/We have considered the answers given on this form carefully and understand they will be relied upon by the buyer.

Each seller should sign this form.

Signed:



Signed:

Signed:

Signed:

Dated: 1/6/2026.

Dated: 1/6/2026

Dated:

Dated:

CAVITY INSULATION GUARANTEE AGENCY

25 Year Guarantee Certificate

Installed Date: 24/10/2008

Guarantee: **B 2925387**

Occupier:

16 Finchley Road
CARDIFF

Installer: MARK GROUP LTD

Address: 70 BOSTON ROAD
GORSE HILL INDUSTRIAL ESTATE
BEAUMONT LEYS
LEICESTER

CF5 3AX

LE4 1AW

Phone: **0116 236 6523**

The Guarantee

Period of Guarantee - 25 years from date of installation

The Cavity Insulation Guarantee Agency (CIGA) hereby guarantees that any defect in materials or workmanship in connection with the installation by the Installer of the cavity wall insulation in the above property shall be rectified without charge subject to compliance with the terms and conditions set out below.

Your Route to Total Satisfaction

In the event that you have a problem that you believe to be caused by a defect in materials or workmanship relating to the Cavity Wall Insulation installed by the installer referred to above:-

1. Please check (as far as is practical) that there is no obvious cause for the problem, eg blocked gutters, blocked vents, cracked masonry.
2. **If this check does not resolve the problem, contact the Installer who performed the installation who will, where possible, rectify the defect.**
3. If the problem still remains unresolved, contact CIGA in writing at the address given below.
4. Following this contact, CIGA will arrange for the manufacturer or system designer to investigate the matter and where required instigate any necessary remedial work free of charge.

Conditions

1. **All defects must be reported in writing to the installer as soon as practicable and CIGA must be informed if the matter is not resolved satisfactorily within two months of reporting to the installer.**
2. The guarantee is not valid if the installation has been altered or disturbed after the installation was completed.
3. Your statutory rights are not affected by this guarantee.
4. The guarantee remains valid for subsequent owners of the property and/or, where the present occupant is only the lawful tenant of the property, for the benefit of the Landlord and the Superior Landlord of the property and their respective successors as well as the lawful successors of the said tenant.
5. Any claim under the guarantee must be notified to CIGA within twenty-five years of the Installation date.
6. The value of rectification work carried out by CIGA under this guarantee shall in no event exceed £10,000.
7. In the event of a dispute that cannot be settled by negotiation the matter shall be referred at the instigation of either party to an arbitrator appointed in the absence of agreement between the parties by the Chairman for the time being of the British Board of Agreement whose decision shall be final and binding.

CIGA

CIGA House, 3 Vimy Court, Vimy Road, Leighton Buzzard, Beds. LU7 1FG



In partnership with



energy saving trust™

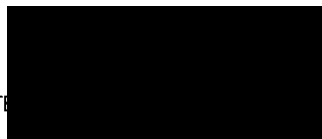
IMPORTANT DOCUMENT – KEEP THIS CERTIFICATE WITH THE DEEDS TO THE HOUSE

S. DAVIES trading as:

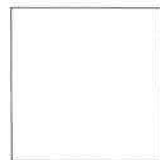
14 Graig Yr Wylan
Caerphilly
CF83 2QE
Freephone: 0800 7839969

SUNNY DAYS BUILDING SERVICES

CUSTOMER DETAILS

NAME  MR MALDWIN RAYS JAMES
ADDRESS 16 FINCHLEY ROAD
FAIRWATER CARDIFF CF53AX

	LOCATION	
1		CONTRACT TO: FIT TWO BAY WINDOWS FRONT LOWER BAY AND FRONT UPPER BAY WITH HIGH SECURITY LOCKING SYSTEMS AND TOUGHENED LOW EMISSION SAFETY GLASS. ALSO DISPOSE OF ALL WASTE MATERIALS AND EXISTING BAY WINDOWS IN COMPANY SKIP
2		
3		
4		
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8		
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10		
A TEN YEAR GUARANTEE ON PRODUCT AND WORKMANSHIP TWO YEAR'S ON MOVING PARTS		



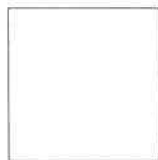
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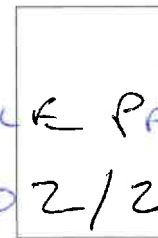
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7



8



9



10

BALANCE PAID IN FULL
4/02/2021

ALL FRAMES IN DOUBLE GLAZED UPVC. ALL FRAMES FULLY FITTED. FULL BALANCE PAYABLE ON COMPLETION.

EXTRA DETAILS - Your cancellation rights are set out overpage

WINDOWS TO BE FITTED 4 TO 8 WEEKS

TOTAL COST £ 2460

DEPOSIT £ 800

BALANCE (Payable on Completion) £ 1660

Customer Signature

Company Signature

Date 4/1/2021



REGULATED LOCAL AUTHORITY SEARCH

Search Prepared for
Susan Cotter & Co
Merthyr Road 63
Whitchurch CF14 1DD

Order Id:
50216

Completion Date:
02/07/2026

Client Reference:
SC/JAMES/7846

Plan Attached:
No

Council Name
Cardiff Council
COUNTY HALL
ATLANTIC WHARF
CARDIFF
CF10 4UW

Search prepared by
Colin Taylor

Property Address:

16, Finchley Road, Fairwater, Cardiff, CF5 3AX

LOCAL LAND CHARGES REGISTER SUMMARY

	Land Charges Date	08/07/2026
PART 1	General Financial Charges	None revealed
PART 2	Specific Financial Charges	None revealed
PART 3	Planning Charges	None revealed
PART 4	Miscellaneous Charges	None revealed
PART 5	Fenland Ways Maintenance Charges	None revealed
PART 6	Land Compensation Charges	None revealed
PART 7	New Town Charges	None revealed
PART 8	Civil Aviation Charges	None revealed
PART 9	Opencast Coal Charges	None revealed
PART 10	Listed Building Charges	None revealed
PART 11	Light Obstruction Notices	None revealed
PART 12	Drainage Scheme Charges	None revealed

Any enquiries to
PROGRESSIVE LEGAL SOLUTIONS
Tel: 02922 802 662
Email: info@progressivelegalsolutions.co.uk

On behalf of
Sign

Mark Allwood Signature
on behalf of Progressive Legal Solutions Ltd

ENTRIES RELATING TO LAND AND PREMISES KNOWN AS:

Address: 16, Finchley Road, Fairwater, Cardiff, CF5 3AX

LOCAL LAND CHARGE REGISTER

Parts applicable are listed below

PLANNING REGISTER ENTRIES SINCE

None

BUILDING REGULATION APPLICATIONS SINCE:

- 1.1(l) 09582/17/CPS - GASAFE record for Install a gas-fired boiler. Completed 08/11/17.
- 1.1(l) 12769/14/CPS - FENSA record for Install replacement window(s) in a dwelling. Completed 04/11/14.
- 1.1(j) FAIR/00084/08/CAV - Cavity wall insulation. Accepted 02/09/08.

ADDITIONAL INFORMATION:

None

1

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?

- (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 regulation approvals;
See Building Regs. Entries
- (k) a building regulation completion certificate; and
None
- (l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme
See Building Regs. Entries

INFORMATIVE: The local authority may not always be aware of

Question?

Email: info@progressivelegalsolutions.co.uk
Phone: 0292 280 2662

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1

PLANNING AND BUILDING REGULATIONS

such works and enquiries should be made of the seller.

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

1.2 Planning Designations And
Proposals

What designation 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?

**Cardiff LDP 2006-2026 Adopted January 2016: Within Settlement
Boundary/ No Policies**

2 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:
Finchley Road is adopted as shown coloured BLUE on the attached Plan.
 - (b) subject to adoption and supported by a bond or bond waiver;
None
 - (c) to be made up by a Local Authority who will reclaim the cost from the frontagers; or
None
 - (d) to be adopted by a Local Authority without reclaiming the cost from the frontagers?
None

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?**
- No**
- INFORMATIVE: Additional rights of way (eg cycle tracks) may exist other than those shown on the definitive map.*

- 2.3 Are There Any Pending Applications To Record A Public Right Of Way That Abuts, Or Crosses The Property, On A Definitive Map Or Revised Definitive Map?**
- No**

- 2.4 Are There Any Legal Orders To Stop Up, Divert, Alter Or Create A Public Right Of Way Which Abuts Or Crosses The Property Not Yet Implemented Or Shown On A Definitive Map?**
- No**

Question?

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2

ROADS AND PUBLIC RIGHTS OF WAY

2.5

**If So, Please Attach A Plan
Showing The Approximate Route**

N/A

3 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 relevant documents be obtained?

3.1 Land Required For Public Purposes

Is the property included in land required for public purposes?

No

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

3.2 Land To Be Acquired For Road Works

Is the property included in land to be acquired for roadworks?

No

3.3 DRAINAGE MATTERS

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

(a) - (c) Schedule 3 of the Flood Water Management Act 2010 has not yet been enacted, as a result this Authority does not currently record the information that would be used to answer this question

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

Not applicable

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

Not applicable

How can copies of relevant documentation be obtained?

INFORMATIVE: Many local authority records do not allow for the provisions of comprehensive answers for these questions. We therefore recommend checking planning approvals, Section 106 Agreements and referring to the vendor in order to establish if the property is served by a Sustainable Urban Drainage System.

3 OTHER MATTERS

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 revealed

- (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 revealed

- (c) the outer limits of construction works for a proposed alteration or improvement to an existing road, involving: (i) construction of a roundabout (other than a mini-roundabout); or
(ii) widening by construction of one or more additional traffic lanes;

None revealed

- (d) the outer limits of: (i) construction of a new road to be built by a local authority;
(ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; or
(iii) construction of a roundabout (other than a mini-roundabout) or widening by construction of one or more additional traffic lanes;

None revealed

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

None revealed

- (f) the outer limits of: (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway;
(ii) construction of a roundabout (other than a mini-roundabout); or
(iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation?

None revealed

3 OTHER MATTERS

3.5 Nearby Railway Schemes

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

No

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

The South Wales Metro is a proposed integration of heavy rail and development of light rail and bus based public transport services and systems in south east Wales around, the hub of Cardiff Central. The first phase was approved for development in October 2013. Work to electrify the South Wales Mainline, an important rail route linking major towns and cities is well underway. We are electrifying the line between London and Cardiff, a major part of our Railway Upgrade Plan. This will result in the introduction of bi-mode trains that can run on electric and diesel providing extra seats and faster services for thousands of passengers and a quieter and greener environment for lineside neighbours. The South Wales Mainline runs from the Severn Tunnel in Monmouthshire, through Newport, Cardiff, Bridgend, Port Talbot, Neath and Swansea.

3.6 Traffic Schemes

Has a Local Authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?

- (a) permanent stopping up or diversion;

No

- (b) waiting or loading restrictions;

No

- (c) one way driving;

No

- (d) prohibition of driving;

No

- (e) pedestrianisation

No

- (f) vehicle width or weight restriction;

Question?

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3 OTHER MATTERS

No

- (g) traffic calming works including road humps;

No

- (h) residents' parking controls;

No

- (i) minor road widening or improvement;

No

- (j) pedestrian crossings;

No

- (k) cycle tracks; or

No

- (l) bridge building?

No

INFORMATIVE: In some circumstances road closures can be obtained by third parties from Magistrate's Courts, or can be made by the Secretary of State for Transport without involving the local authority.

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

3 OTHER MATTERS

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;

No

(b) environment;

No

(c) health and safety;

No

(d) housing;

No

(e) highways;

No

(f) public health?

No

(g) flood and coastal erosion risk management?

No

INFORMATIVE: matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry

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

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;

3 OTHER MATTERS

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

- (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 a planning permission;

None

- (l) an order requiring discontinuance of use or alteration or removal of buildings or works;

None

- (m) a tree preservation order; or

None

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

None

INFORMATIVE (where relevant): National Park authorities also have the power to serve a building preservation notice, so an

3 OTHER MATTERS

enquiry should also be made with them.

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

3.10 Community Infrastructure Levy (CIL)

- (a) Is there a CIL charging schedule?
No
- (b) If, yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-
- (i) a liability notice?
No
 - (ii) a notice of chargeable development?
No
 - (iii) a demand notice?
No
 - (iv) a default liability notice?
No
 - (v) an assumption of liability notice?
No
 - (vi) a commencement notice?
No
- (c) Has any demand notice been suspended?
No
- (d) Has the Local Authority received full or part payment of any CIL liability?
No
- (e) Has the Local Authority received any appeal against any of the above?
No
- (f) Has a decision been taken to apply for a liability order?

Question?

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3 OTHER MATTERS

No

- (g) Has a liability order been granted?

No

- (h) Have any other enforcement measures been taken?

No

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

3.11 Conservation Area

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

- (a) the making of the area a conservation area before 31st August 1974; or

No

- (b) the making of the area a conservation area before 31st August 1974; or

No

3.12 Compulsory Purchase

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

No

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

3 OTHER MATTERS

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

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

- (i) a decision to make an entry;

No

- (ii) an entry: or

No

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

No

INFORMATIVE: A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination, 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 the Public Health England or Public Health Wales?

The property is situated in an area where less than 1-3 % of households are at or above action levels. (Source: UK Health Security Agency - Radon Maps)

3 OTHER MATTERS

3.15 Assets Of Community Value

- (a) Has the property been nominated as an asset of community value?
If so:-
Not applicable
- (i) Is it listed as an asset of community value?
Not applicable
- (ii) Was it excluded and placed on the "nominated but not listed" list?
Not applicable
- (iii) Has the listing expired?
Not applicable
- (iv) Is the Local Authority reviewing or proposing to review the listing?
Not applicable
- (v) Are there any subsisting appeals against the listing?
Not applicable
- (b) If the property is listed:-
- (i) Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?
Not applicable
- (ii) Has the Local Authority received a notice of disposal?
Not applicable
- (iii) Has any community interest group requested to be treated as a bidder?
Not applicable

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

3

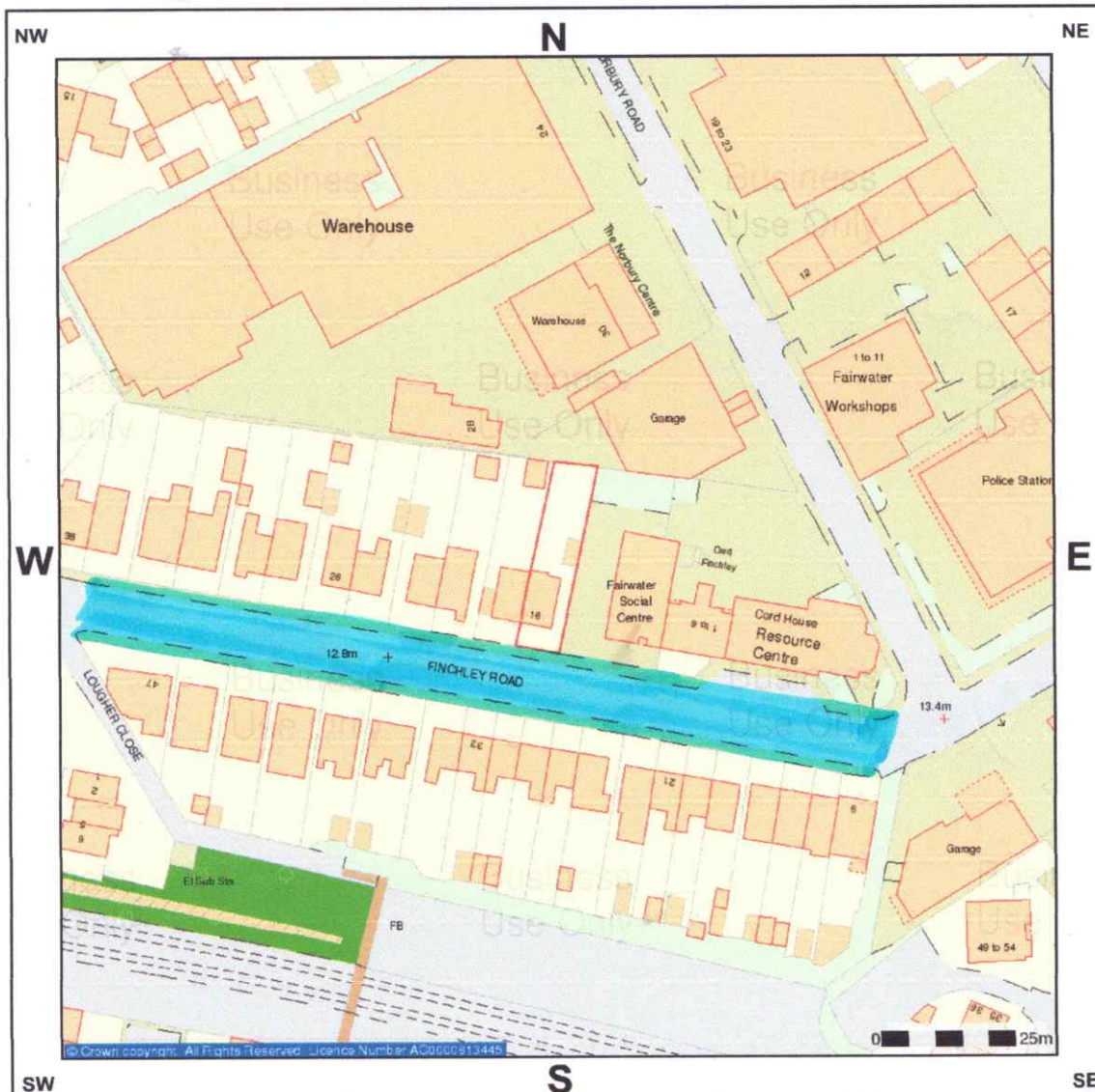
REFERENCE SOURCE INFORMATION

Save for information provided verbally by a member of the council, all the information in this report has been obtained by inspection of the Local Land Charges Register, the Planning Register, the Local or Unitary Development Plans, the Register of Adopted Highways, the councils Transport & Policies Programme, the local and/or county council websites. If you wish to obtain copies of any documents you should submit a written application to the council offices located at:- Cardiff Council, County Hall, Atlantic Wharf, Butetown, CF10 4UW

Any negligent or incorrect entries in the records searched would be the responsibility of the information providers named above. Any negligent or incorrect interpretation of the records searched, and recording of that interpretation in the search report would be the responsibility of Progressive Legal Solutions

Declaration

To the best of our knowledge neither the person who prepared or conducted this report has any previous relationship or business relationship with any person involved in the sale of the property being the subject of this report

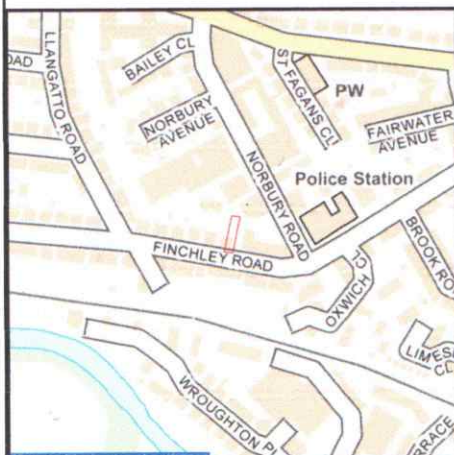


Map Legend



Site Boundary

Business Use Only



Search Details:

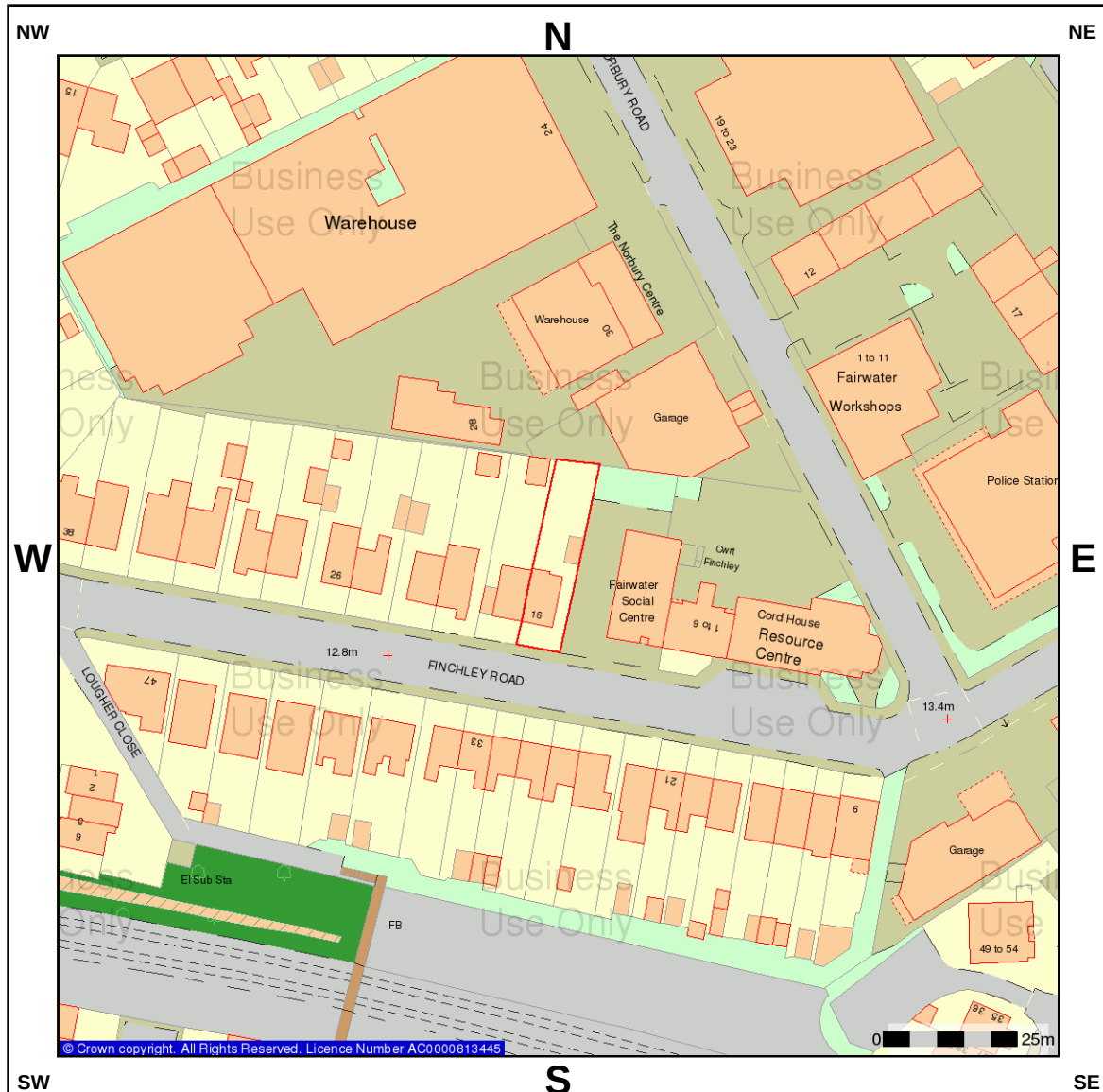
Search Address: 16

Finchley Road Fairwater
Cardiff
CF5 3AX

Grid Reference: 314410,177160

Date of Report: 26 June 2026

Full Terms and Conditions can be found on the following link:
<http://www.landmarkinfo.co.uk/Terms/Show/534>

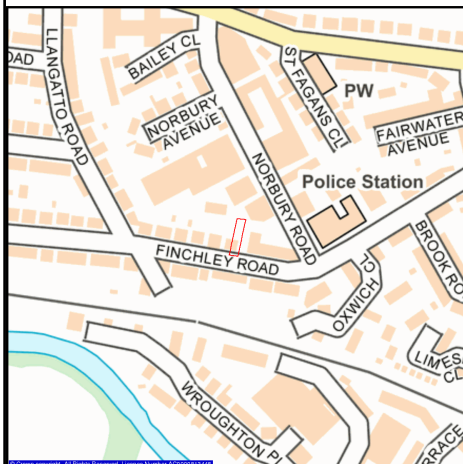


Map Legend



Site Boundary

Business Use Only



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Terms & Conditions

For the purposes of these terms and conditions any references to 'the company' means Progressive Legal Solutions Ltd.

1. The company provides information and services relating to property searches carried out on properties in England and Wales only.
2. In providing search reports and services Progressive Legal Solutions Ltd will comply with the Search Code.
3. Search requests must include full postal address, location plan and the appropriate fee. Should no location plan be included, the company will not accept responsibility for any errors or omissions in the results of the search.
4. All of the company's third-party organisations and search agencies work to the same Contract & Service Level Agreements and subscribe to the Search Code.
5. All searches are carried out by trained and competent Search Agents using reasonable care and skill so that all interested parties can rely on the report.
6. The information contained in the Local Authority Search Report has been obtained by a personal inspection of public and other registers made available by the local authority and any other relevant organisations in the public domain. The company accepts no responsibility for revealing incomplete or inaccurate information, where the error is a direct result of defective source material. Whilst the firm is not responsible for errors arising out of defective source material this risk is covered by the specialist search insurance as described in paragraph 16 of these T&Cs as attached to the search report
7. In the event that certain Con29 Part 1 questions cannot be answered due to Local Authority or other restrictions a note of the restriction and method of obtaining said answers will be included in the report.
8. Where information has been sourced from additional sources, the company will inform you of these sources within the report.
9. Where additional information forms an essential part of a search, it is the obligation of the client to inform the company at the outset.
10. Where such information is readily available at no cost, (e.g. adopted sewers, public rights of way etc.) it will be included within the results of a standard search with no charge.
11. Where such information is only available at an additional cost/time element, the company undertakes to inform the client of any additional fees that may be chargeable for obtaining such information up front.
12. Where the client requests 'copy documents' from the Local Authority, the company undertakes to inform the client in advance of any additional fees chargeable for this service.
13. Where the client requests additional Con 29 Part II enquiries the company undertakes to inform the client of any additional fees at the point of order.
14. The company aims to return all search results within ten working days. However, this may not always be feasible due to Local Authority appointment systems or other reasons outside of the company's control. The company will not accept liability for any loss, financial or otherwise, incurred by the client, as a result of delayed search results.
15. Search Reports can be downloaded from Progressive Legal Solutions Limited search ordering platform. The company does not provide hard copies free of charge.
16. The Insured should be aware that this search report has the benefit of a property specific Insurance Policy as set out in the following pages of the report. The documentation should be read thoroughly before any contact is made with the parties mentioned in order to ensure the Insured does not render the Insurance Policy void or reduce a potential claim by their action. If the Insured wishes to make a claim as per the attached property specific Insurance Policy, the Insured must advise First Title in writing as soon as possible after becoming aware of any claim, or circumstance which might entitle that Insured to make a claim under the policy. Please see policy attached in the event that the insured suffers a material loss due to;
 - a. any negligent or incorrect entry in the records searched; please revert to the insurer, details of which can be found in the attached Search Report Insurance Policy.

- b. any negligent or incorrect interpretation of the records searched; Please revert to the Search Agent shown on the front page of the report under "Compiled By" or;
 - c. any negligent or incorrect recording of that interpretation in the search report; Please revert to the Search Agent shown on the front page of the report under "Compiled By"
- 17. The company and any third party Search Agents liability will be limited to an amount not exceeding £10 million in respect of any individual claim.
- 18. If the Client chooses not to disclose the value of the property in the order process, the company will assume the value is less than £10 million. If the Client subsequently discovers that the property value exceeds £10 million they must inform the company within 7 days of receipt of the Private Local Authority Search report. The company reserves the right to charge the Client an additional premium to cover the increased insurance risk.
- 19. Drainage information provided as part of the search report is taken from public sewer records and only reveals the position of the nearest public sewers. No guarantee is given or implied that the searched property is connected to the sewer identified. Clients are recommended to obtain a full Water Report from the relevant Water Company.
- 20. Invoices and statements are submitted electronically. The company does not provide hard copies
- 21. Search Reports remain the property of the company until all agreed terms have been fulfilled.
- 22. The company reserves the right to withhold results until payment has been received.
- 23. All information held by the company is covered by the Data Protection Act.
- 24. Each search is deemed to be an individual contract governed by English Law.
- 25. The company maintains contractual relationships with clients and suppliers who are involved in the Conveyancing process in the UK; To the knowledge of the company no person who:
 - a. Conducted the search
 - b. Prepared the search report

has any undeclared interest, personal or business relationship with any persons involved in the sale of the property. The company cannot accept any liability for failing to disclose these relationships where the involvement of any of the parties in the transaction was not made known to the company at the time of compiling the search.

- 26. The companies' complaints procedure is shown below.

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Progressive Legal Solutions Limited, Brunel House, Fitzalan Road, Cardiff, CF24 0EB, 02922 802662, info@progressivelegalsolutions.co.uk which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports must meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's Core Principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

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

TPOs Contact Details:

The Property Ombudsman Scheme

Milford House

43-55 Milford Street

Salisbury

Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

www.tpos.co.uk

Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Complaints Procedure

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: Mark Allwood (Chief Executive Officer), Progressive Legal Solutions Limited, Brunel House, Fitzalan Road, Cardiff, CF24 0EB, 02922 802662, info@progressivelegalsolutions.co.uk

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, <https://www.tpos.co.uk/> email: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Complaints should be sent to:

Mark Allwood
Chief Executive Officer
Progressive Legal Solutions Limited
Brunel House, Fitzalan Road, Cardiff, CF24 0EB
02922 802662
info@progressivelegalsolutions.co.uk

PERSONAL SEARCH (ERRORS AND OMISSIONS AND MISSING ANSWERS) (BLOCK) INSURANCE PRODUCT INFORMATION DOCUMENT

Company: Stewart Title Limited

Stewart Title Limited is a title insurance company authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Registered in England and Wales No 2770166. Registered office address: 11 Haymarket, London SW1Y 4BP

Complete pre-contractual and contractual information on this policy is provided in other documents

WHAT IS THIS TYPE OF INSURANCE?

Personal Search (Errors and Omissions and Missing Answers) (Block)



WHAT IS INSURED?

- ✓ The defect as described in the Defect section of the Policy Schedule and which arises from your use and ownership of the Property as described in the Policy Schedule.
- ✓ In the event the Property is affected by Personal Search (Errors and Omissions and Missing Answers) ("Claim") then we will, subject to your compliance with the terms and conditions of this policy, pay under this policy for those losses and costs which are set out in the Cover section of the Policy Schedule.



WHAT IS NOT INSURED?

- ✗ Any amount higher than the Limit of Indemnity under the Policy Schedule.
- ✗ All matters set out under the Exclusions section of the Policy Schedule.
- ✗ Any claim made either by you and/or a third party against you which is not set out in the Cover section of the Policy Schedule.



ARE THERE ANY RESTRICTIONS ON COVER?

- ! In deciding to accept this policy in exchange for the premium and in setting the terms and premium, we have relied on the information given by you (or anyone acting on your behalf). You must ensure that, when answering any questions asked by us, any information provided is accurate and complete.
- ! If you deliberately or recklessly provide us with false or misleading information, we may treat this policy as if it never existed and decline all claims. If you provide us with false or misleading information carelessly, we may:
 - treat this Policy as if it had never existed, and refuse to pay all claims and return the premium paid. However, we may only do so if we would not otherwise have provided you with insurance cover at all;
 - amend the terms of this policy, and apply the amended terms as if they were already in place, if a Claim has been adversely affected by your carelessness;
 - reduce the amount we will pay on a Claim in the proportion the premium you paid bears to the premium we would have charged for this policy; or
 - take a similar proportionate action.
- ! We, or anyone acting on our behalf, will write to you if we intend to treat this policy as if it had never existed, or amend the terms of this policy.
- ! If you become aware that the information given to us is inaccurate, you must inform us as soon as practicable.



WHERE AM I COVERED?

This policy covers you for the Property specified in the Policy Schedule.



WHAT ARE MY OBLIGATIONS?

- You, or anyone acting on your behalf, must not:
 - disclose the existence of this policy to any third party other than prospective purchasers, lenders, lessees and their legal advisers without our prior written consent
 - take or fail to take action which results in a Claim as this may prejudice your position and void this policy
 - take any steps to settle a Claim without our prior written consent.
- On becoming aware of any potential or actual Claim, you will:
 - provide written notice and details to us at our registered office address immediately of all known facts including all communications, correspondence and all court documents.
 - not admit any liability whatsoever or take steps to compromise or settle the Claim, without our written consent.
 - provide all information and assistance that we and/or any party professional or otherwise acting on our behalf requires at your own expense doing everything reasonably practicable with our prior written consent to minimise any loss.
- You will not make any
 - admission, promise of payment or indemnity
 - application to a court, Upper Tribunal (Land Chamber) or the Land Registry without our written consent



WHEN AND HOW DO I PAY?

You do not make any payments to us directly. Your professional advisors who arranged and recommended the cover to you will tell you how and when to pay.



WHEN DOES THE COVER START AND END?

Your cover will begin on the Policy Date which is set out in the Policy Schedule. The dates of cover are specified on the Policy Schedule.



HOW DO I CANCEL THE CONTRACT?

This policy can be cancelled by contacting us within 14 days of the Policy Date, provided all interested parties (such as lenders holding a mortgage or charge on the Property) consent to cancellation. If you wish to cancel this policy, please write (quoting your policy number) to 'The Underwriting Manager' at our registered address or email to Quotes@stewart.com.

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

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

BASIS OF COVER

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

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

Signed for and on behalf of Stewart Title Limited



Larry P Thompson
CEO, Stewart Title Limited

Authorised Signatory

POLICY SCHEDULE

POLICY NUMBER 347572	PROPERTY Each property which is noted on the bordereau
POLICY DATE As referred to on the bordereau per Property	LIMIT OF INDEMNITY See Additional Policy Clause(s) section below
POLICY TERM In Perpetuity from the Policy Date	PREMIUM See Additional Policy Clause(s) section below

THE INSURED

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

THE INSURER

STEWART TITLE LIMITED - (Company Reg 2770166), 11 Haymarket, London SW1Y 4BP

THE DEFECT

The Insured has been provided with a Search by the Organisation which may contain an Adverse Entry which materially affects the Market Value of the Property.

INSURED USE

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

EXCLUSION(S)

Any Claim arising from or relating to:

- (i) any matter revealed in any other searches made available to the Insured or anyone acting on the Insured's behalf prior to the Policy Date
- (ii) any matter otherwise known to the Insured or anyone acting on the Insured's behalf prior to the Policy Date
- (iii) any matter where the Organisation has a professional indemnity policy for its errors and omissions with another insurer whether or not that insurer accepts liability under that policy
- (iv) consequential loss
- (v) environmental or contamination matters (including but not limited to the Environmental Protection Act 1990) including but not limited to the presence of radon gas on or under the Property
- (vi) any matter where the Insured or their legal advisors have not followed or acted upon the guidance notes provided in the Search

ADDITIONAL POLICY CLAUSE(S)

Definitions: matters which would have been disclosed in the Search and which were in existence on or before the Policy Date which adversely affect the Market Value of the Property but which were not disclosed in the Search due to:-

- (i) the registers and/or the answers provided by the relevant authority for the purposes of the Search were incorrect as at the Policy Date; and/or
- (ii) the absence in the Search of answers to questions 2.5.1, 2.8, 2.9, 3.4 and 4.5 of CON29(DW) and/or
- (iii) incorrect information being given to the Organisation by the statutory authority or authorities responsible for maintaining the registers forming the subject matter of the Search and/or incorrect information being given by the Organisation to the Insured in respect of Questions 2.1, 2.2, 2.4.1 and 3.1 of CON29(DW) where the Organisation has interpreted data obtained from the statutory authority or authorities responsible for maintaining the registers but that interpretation is incorrect due to the negligence of, or an error by, the Organisation

Organisation: Legal Protection Group Limited, including any search agents appointed by or being owned by/or controlled by Legal Protections Group Limited as at the Policy Date

Search: A search in forms LLC1, CON29, CON29(O) and CON29(DW) requested by or on behalf of the Insured in the course of a purchase or re-mortgage transaction relating to the Property in response to which the Organisation in accordance with the Council of Property Search Organisations' search code has undertaken enquiries and provided a report upon which the Insured relies

Market Value: The average of the estimates from two independent Valuers of the market value (as defined from time to time in the guidelines issued by the Royal Institute of Chartered Surveyors).

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

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

COVER

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

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

All other costs and expenses incurred by the Insured with the prior written consent of the Insurer including the costs of the Insurer in defending or settling the Claim on the Insured's behalf

GENERAL PROVISIONS

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

NON INVALIDATION

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

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

IMPORTANT CONDITIONS

In respect of each Property:-

- a. In deciding to accept this policy in exchange for the Premium and in setting the terms and premium, the Insurer has relied on the assumptions made being correct and any information given by the Insured (or anyone acting on the Insured's behalf). The Insured must ensure that, when answering any questions asked by the Insurer, any information provided is accurate and complete and the Insurer is informed of any assumptions which cannot be met.

- b. If the Insured deliberately or recklessly provides the Insurer with false or misleading information, the Insurer may treat this policy as if it never existed and decline all claims.
- c. If the Insured provides the Insurer with false or misleading information carelessly, the Insurer may:
 - a. treat this policy as if it had never existed, and refuse to pay all claims and return the premium paid. However, the Insurer may only do so if it would not otherwise have provided the Insured with insurance cover at all;
 - b. amend the terms of this insurance, and apply the amended terms as if they were already in place, if a claim has been adversely affected by the Insured's carelessness;
 - c. reduce the amount the Insurer will pay on a claim in the proportion the premium the Insured has paid bears to the premium the Insurer would have charged for the policy; or
 - d. take a similar proportionate action.

The Insurer, or anyone acting on the Insurer's behalf, will write to the Insured if the Insurer intends to treat this policy as if it had never existed, or amend the terms of the policy.
- d. If the Insured becomes aware that the information given to the Insurer is inaccurate, the Insured must inform the Insurer as soon as practicable.
- e. The Insured (or anyone acting on the Insured's behalf) shall not at any time disclose the existence of this policy to any third party other than bona fide prospective purchasers, their lenders, lessees and respective legal advisers without the Insurers written consent
- f. The Insured shall not discuss the Defect with any party without the Insurer's written consent, who, it is reasonable to believe can as a result of the discussion make a Claim.
- g. A bordereau is provided to the Insurer by the Policyholder in Excel format setting out the address of the Property, the Limit of Indemnity (being the purchase price of the Property) and the Policy Date (being the date of exchange of contracts for the purchase of the Property by the Insured) and that the bordereau is sent to the Insurer at the Insurer's Address within 14 days of the month end following the Policy Date and payment for all properties listed on the bordereau paid either by cheque payable to Stewart Title Limited or by BACS to HSBC Bank Plc, 60 Queen Victoria Street, London EC4N 4TR Account Name: Stewart Title Premium Collection Account, Sort Code 40-05-30, Account Number: 94573269 Reference: 347572

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

COMPLAINTS PROCEDURE

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

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

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

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

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

RIGHT TO CANCEL POLICY

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

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

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

CLAIMS CONDITIONS

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

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

The Insured will not make any

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

DEALING WITH THE CLAIM

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

THE FINANCIAL SERVICES COMPENSATION SCHEME (FSCS)

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

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

Stewart Title Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Registered in England and Wales No: 2770166. Registered office address: 11 Haymarket, London SW1Y 4BP.

Last Revised: *August, 2018*

Our Commitment to Protect Your Privacy

Your privacy is important to us. In Europe and the United Kingdom, we abide by the General Data Protection Regulation and the Data Protection Act, respectively. By (i) browsing our websites, (ii) making inquiries about our products and services, or (iii) ordering a product or service from us (including filing a claim under a policy), you consent to your personal information being collected, held, managed and used in accordance with our privacy practices. You are not required to provide your personal information to us; however, in most cases, without it, we may not be able to provide you with our products and services.

We primarily rely upon the following bases for collecting your personal information: legitimate interest, contract performance, legal obligation or by express consent. You can learn more about these bases for collection and how we handle and process personal information in our Privacy Policy, a copy of which is posted on our website at www.stewartsolution.com/Documents/PrivacyPolicy.pdf or can be made available upon request.

Personal information relates to any information about an individual whose identity can, directly or indirectly, be reasonably determined from it. We will never collect any unnecessary personal information from you and we do not process your information other than as specified in our Privacy Policy. In certain instances, we may share your personal information where we are required or permitted to do so by law.

When you visit our websites, use our products or services, or contact us to make general inquiries, the personal information you submit is stored and transferred to our affiliated companies in Canada and the United States. We may also utilise certain products or services hosted in countries outside of the European Economic Area ("EEA"). By submitting your personal information, you are agreeing to this transfer, storage and/or processing to allow us to provide you with our products and services. Such transfers are on the basis of a variety of legal mechanisms and we ensure (i) the necessary level of protections are in place for your personal information, (ii) strict agreements and measures set out by our company to protect your data are being complied with and (iii) relevant data protection laws are being complied with. Regulatory authorities and enforcement agencies in these other countries may access your personal information in accordance with their laws.

You have several rights regarding the personal information we collect: the right of access, the right to rectification, the right to erasure, the right to restricted processing, and the right to portability. A request to exercise any of these rights must be made in writing and to verify your identity, we will require appropriate identification (for example, a certified copy of your passport) before we will act on any request. Please make your written request to:

By email:	Europe: PrivacyEU@stewart.com UK: PrivacyUK@stewart.com
By post:	Stewart Title Limited Privacy Office – Europe & United Kingdom 11 Haymarket London SW1Y 4BP

If you have any questions or concerns about your privacy and our privacy practices, it is our hope that you will contact us first to address these issues; however, if you feel we have not adequately dealt with your concerns, you may also contact your local data protection authority.

Mark Allwood
Progressive Legal Solutions
Brunel House
Cardiff
South Glam
CF24 0EB

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:	16, FINCHLEY RD CARDIFF, CF53AX
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:	2026/6/734696/785009
Your reference:	50216

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: 02/07/2026

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 Harry Nurton 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 Harry Nurton 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 actual volumes of water measured through a water meter ("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. 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 ***There will be no change in the current charging arrangements as a consequence of a change of occupation.***

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 the rate of £1.2809 p/m3 for Households and £1.3184 p/m3 for Non-Households of water used 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 served by a water meter, which is not located within the dwelling-house which is or forms part of the property.*

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 customers 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 confirmed that all tests met the standards prescribed by the 2000 Regulations or the 2001 Regulations.*

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 2091.5 m to the NE of the property. The name of the nearest sewage treatment works is ST. FAGANS .*

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

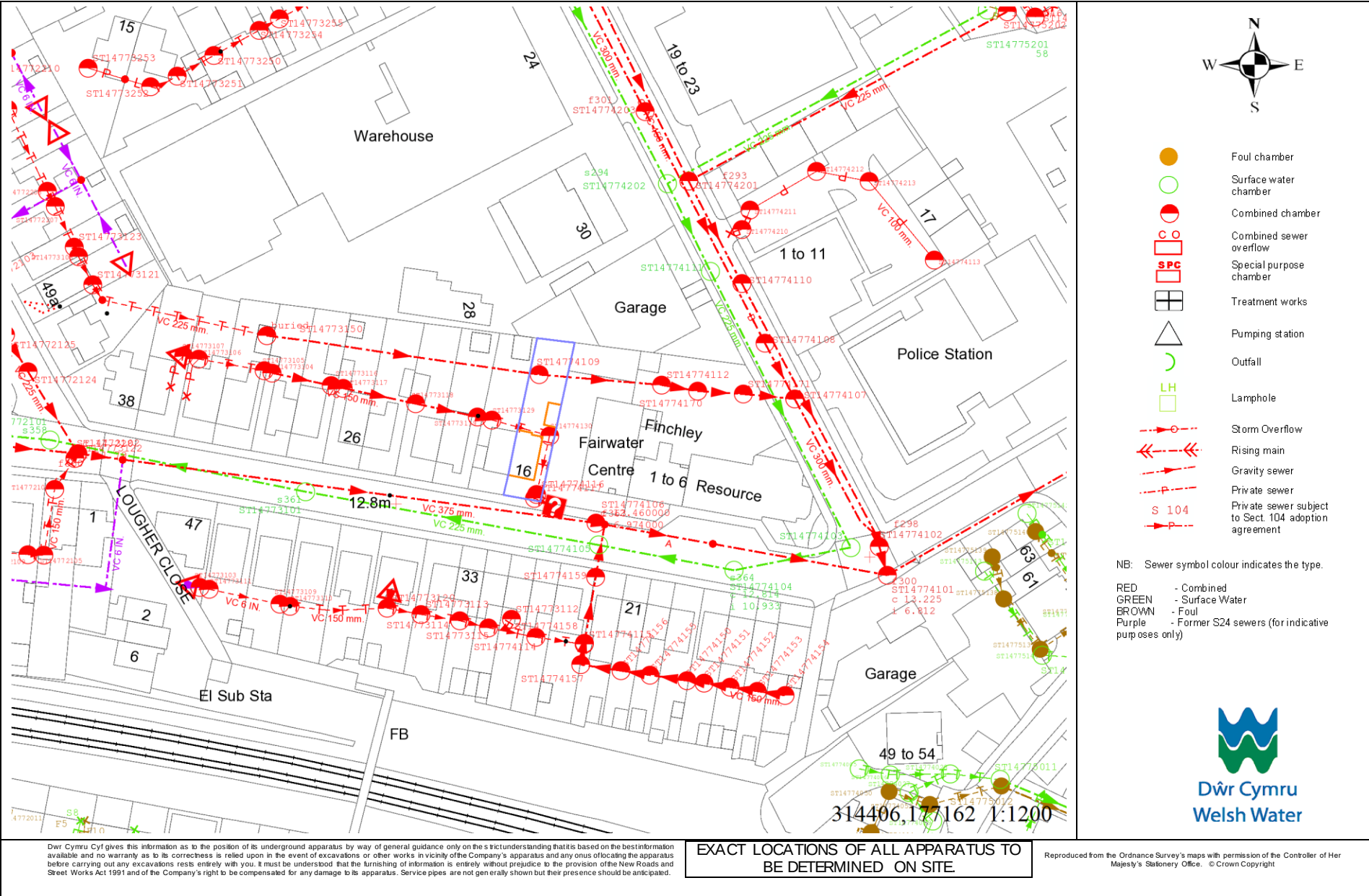
5. Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by The Company, without any set off, deduction or counterclaim. Unless the Customer or Client has an account with The Company for payment for Reports, The Company must receive payments 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

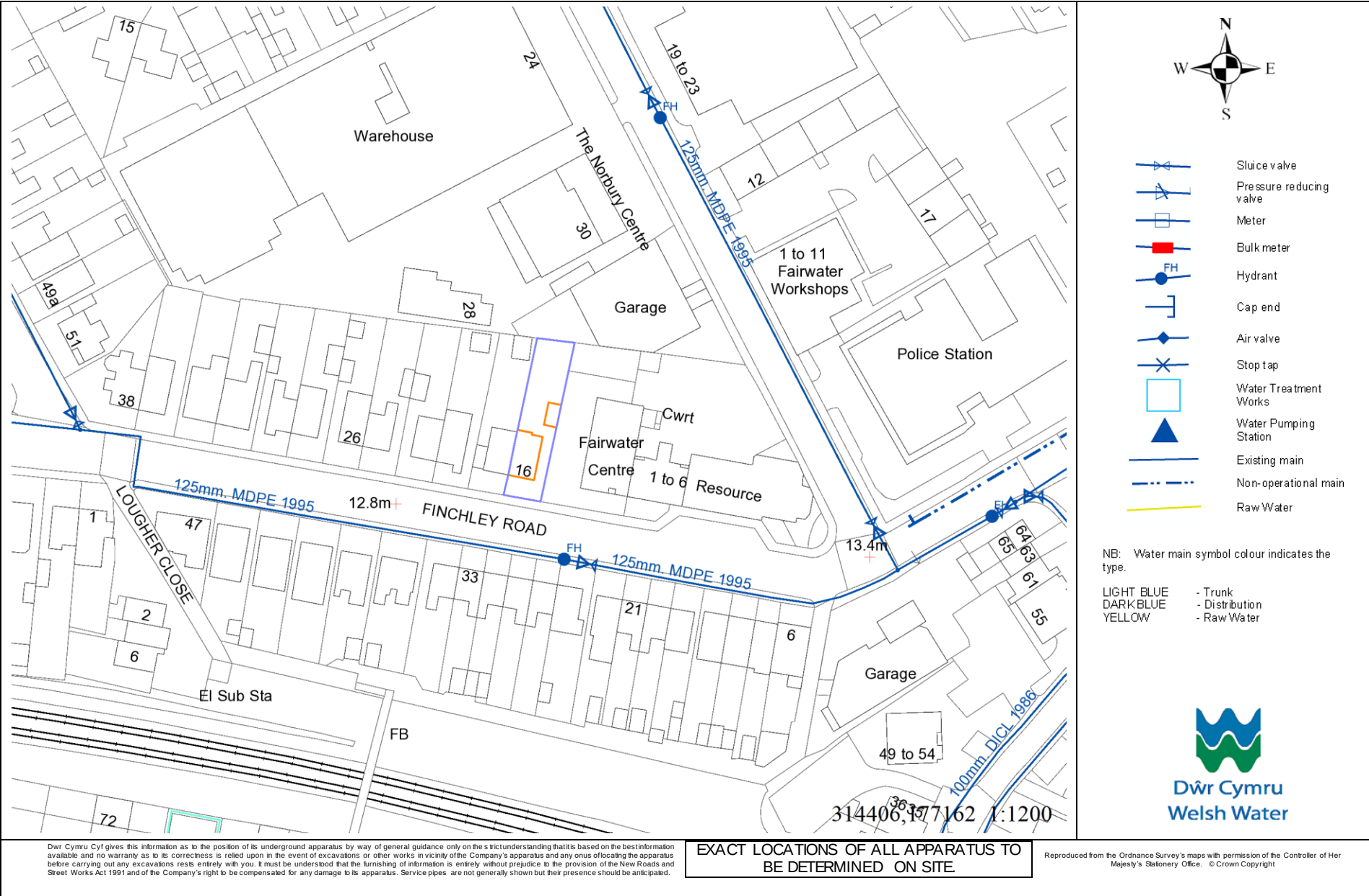
6. If any provision of these terms is or becomes invalid or unenforceable, it will be taken to be removed from the rest of these terms to the extent that it is invalid or unenforceable. No other provision of these terms shall be affected.

- 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 [02/07/2026]



Appendix 4 - Extract of the Public Water Map for the area surrounding the property/plot [02/07/2026]



Dŵr Cymru Cyl 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 not required

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.

Energy performance certificate (EPC)

16 Finchley Road
CARDIFF
CF5 3AX

Energy rating

D

Valid until: 7 May 2036

Certificate number: 0320-2823-8650-2206-2215

Property type Semi-detached house

Total floor area 76 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

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

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

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
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	None	N/A

Primary energy use

The primary energy use for this property per year is 207 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.
- Cavity fill is recommended

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 **£1,197 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 £317 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:

- 8,845 kWh per year for heating
 - 2,421 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 2.9 tonnes of CO₂

This property's potential production 1.9 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. Cavity wall insulation	£900 - £1,500	£223
2. Floor insulation (solid floor)	£5,000 - £10,000	£56
3. Heating controls (room thermostat)	£220 - £250	£38
4. Solar photovoltaic panels	£8,000 - £10,000	£217

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	Anthony Gee
Telephone	01495 234 300
Email	epcquery@vibrantenergymatters.co.uk

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/010671
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	7 May 2026
Date of certificate	8 May 2026
Type of assessment	RdSAP
