Special Conditions of Sale by Auction

1. Seller is [redacted]

   Seller's Solicitor is **SB Lawyers Limited, 3-4 Gelliwastad Road, Pontypridd, CF37 2AU**, Reference: [redacted]

2. Description of Property:

   All that Freehold property known as **119b Wood Road, Treforest, Pontypridd (CF37 1RJ)** registered under Title Number **CYM549875**.

3. The property is sold subject to all matters capable of registration whether registered or not before the date of the auction, all notices served and orders, grants, proposals or requirements made by the local or public authority before or after these special conditions.

4. Common Auction Conditions 5th Edition and General Conditions of Sale 5th Edition are applicable.

5. The seller sells with **FULL** title guarantee.

6. The Property is being sold with vacant possession.

7. The Purchaser will be required to pay a deposit of 5% of the final purchase price together with a reservation fee in line with the terms advertised against the lot on the auctioneer's website.

8. Nothing in this contract or in any replies to enquiries constitutes or shall constitute a representation or warranty from the Seller that the Property may lawfully be used for any purpose or that the Property has the requisite planning consents and licences.

9. The deposit payable at auction shall be held by the auctioneers as agents for the seller.

10. The buyer must complete the purchase within 28 days from the date of the auction.

11. If the buyer does not complete this contract on the completion date, the amount payable shall be increased **£250.00 plus VAT** if applicable the costs of preparation of service of notice to complete by the seller.

12. If the buyer requests a change to the parties to the contract or their Conveyancer following the exchange of contracts, the exchange of contracts the amount payable shall be increased by £50.00 plus VAT.

13. The Transfer shall be prepared by the buyer.

14. Upon completion, the buyer will pay the seller our legal fees in the sum of **£2,076.43**

15. The Property shall be at risk of the Buyer from the date thereof.

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	Edition date / Dyddiad yr argraffiad
CYM549875	19.04.2024

- This official copy shows the entries on the register of title on 08 OCT 2026 at 15:41:16.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 08 Oct 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 08 HYDREF 2026 am 15:41:16.
- 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 08 Hydref 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.

RHONDDA CYNON TAFF/RHONDDA CYNON TAF

1 (23.09.1992) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 119b Wood Road, Treforest, Pontypridd (CF37 1RJ).

2 (23.09.1992) There are excluded from this registration the mines and minerals excepted by a Conveyance of the land in this title and other land dated 7 October 1920 made between (1) Francis Richard Crawshay, Tudor Crawshay and De Barri Crawshay and (2) Eliza Williams and (3) Owen Tudor Richard Crawshay and Raymond Vaughan Edwin de Barry Crawshay in the following terms and the land is also subject to the following ancillary powers of working:-

"EXCEPT AND RESERVED out of the Conveyance hereby made all mines and minerals in and under the premises conveyed with all necessary powers rights and easements whether by underground or surface workings or works for searching for winning working getting converting manufacturing making marketable obtaining by produce from carrying away and disposing of such mines or minerals and any mines and minerals in and under any adjoining or neighbouring lands whether belonging to the vendors or to any other person or persons or any Corporation without

A: Property Register continued / Parhad o'r gofrestr eiddo

leaving or providing any vertical or lateral support for the surface of the premises hereby conveyed and in particular full power and liberty for the Vendors their Lessees or tenants or any person or persons or Corporation authorised by them and their Agents or workmen for the purposes aforesaid or any part thereof with or without horses carts carriages and other contrivances and to sink open make drive construct erect maintain and use all such pits shafts quarries borings adits slants levels drifts waterways airways watercourses reservoirs pumps pumping stations pipes poles and other appliances for the purpose of conducting or carrying wires or cables for the transmission of electricity railways tramways sidings roads or other ways canals bridges engines spoil banks refuse heaps buildings and erections of every description and to do all such other things upon and through over or under the surface of the premises or any part thereof as may be necessary or convenient and to convey over or under the premises or any part thereof as may be necessary or convenient and to convey over or under the premises or any part thereof minerals and materials of every description to or from or for the use of any works under or on the surface of the premises or any adjoining or neighbouring lands the Vendors their Lessees or tenants or other the person or persons or Corporation authorised by them as aforesaid making from time to time to the purchaser her heirs and assigns reasonable compensation for all damage thereby occasioned to the premises but so that no compensation shall be payable for any subsidence or damage which may be occasioned by any underground workings whether under the premises or under any adjoining lands.

3 (01.02.2012) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 9 January 2012 made between (1) **REDACTED**

NOTE: Copy filed.

4 (01.02.2012) The Transfer dated 9 January 2012 referred to above contains a provision as to boundary structures.

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 (16.10.2018) PROPRIETOR: **REDACTED**

2 (01.02.2012) The price stated to have been paid on 9 January 2012 was **£REDACTED**

End of register / Diwedd y gofrestr

These are the notes referred to on the following official copy

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

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

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

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

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

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

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

This official copy is issued on 08 October 2026 shows the state of this title plan on 08 October 2026 at 15:41:16. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

Mae'r copi swyddogol hwn a gyhoeddir ar 08 Hydref 2026 yn dangos sefyllfa'r cynllun teitl hwn ar 08 Hydref 2026 am 15:41:16. 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.

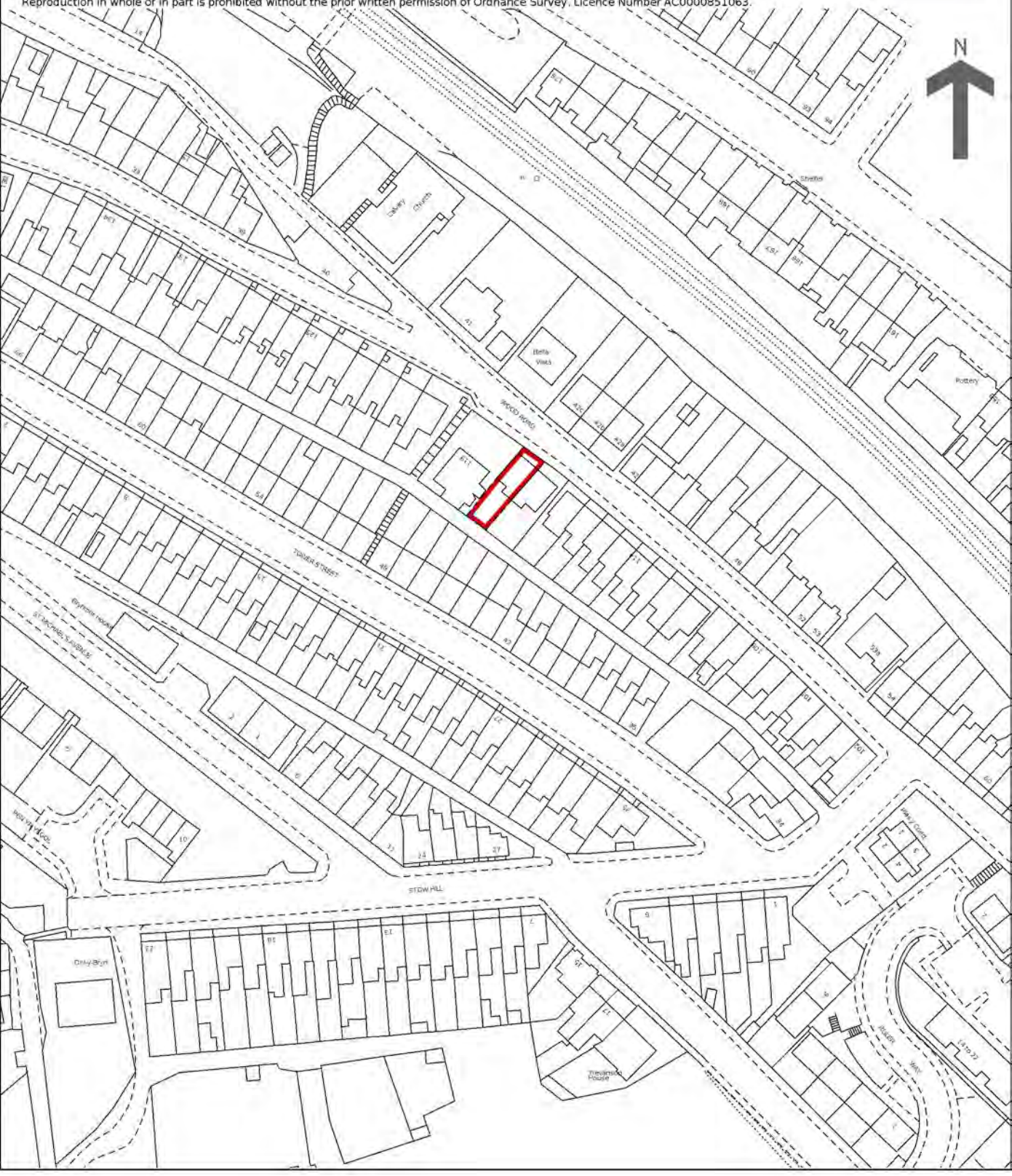
This title is dealt with by the HM Land Registry, Wales Office .

Gweinyddir y teitl hwn gan Gofrestrfa Tir EF Swyddfa Cymru.

HM Land Registry
Official copy of title plan

Title number **CYM549875**
Ordnance Survey map reference **ST0789SE**
Scale **1:1250**
Administrative area **Rhondda Cynon Taff / Rhondda Cynon Taf**

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This official copy is incomplete without the preceding notes page.
Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

These are the notes referred to on the following official copy

Title Number CYM549875

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

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

Land Registry
Transfer of part of registered title(s)

TP1

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

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Give full name(s).

Complete as appropriate where the transferor is a company.

Give full name(s).

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

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

1 Title number(s) out of which the property is transferred:
WA649083

2 Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:

3 Property:
119b Wood Road Treforest Pontypridd CF37 1RJ

The property is identified

SEQ24

[x] on the attached plan and shown:
edged in red

☐ on the title plan(s) of the above titles and shown:

4 Date: 9th January 2012

5 Transferor:
[redacted]
rship
any

6 [redacted]
rship
including any prefix:

For overseas companies
(a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

7 Transferee's intended address(es) for service for entry in the
[redacted]

© Crown copyright (ref: LR/SC.3)

This official copy is incomplete without the preceding notes page.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

8 The transferor transfers the property to the transferee

9 Consideration

[x] The transferor has received from the transferee for the property the following sum (in words and figures):

[redacted]

☐ The transfer is not for money or anything that has a monetary value

☐ Insert other receipt as appropriate:

Place 'X' in any box that applies.

Add any modifications.

10 The transferor transfers with

[x] full title guarantee

☐ limited title guarantee

Where the transferee is more than one person, place 'X' in the appropriate box.

11 Declaration of trust. The transferee is more than one person and

☐ they are to hold the property on trust for themselves as joint tenants

☒ they are to hold the property on trust for themselves as tenants in common in equal shares

☐ they are to hold the property on trust:

Complete as necessary.

Use this panel for:
- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

12 Additional provisions

Definitions

12.1 In this Transfer:

(i) the "Plan" means the plan annexed to this Transfer.

(ii) the "Retained Land" means the land outlined in (blue) less the Property.

(iii) the "Perpetuity Period" means eighty years from the date hereof.

(iv) any reference to a colour or letter is to one on the Plan

Rights granted for the benefit of the property

12.2

(i) A right to enter onto such part or parts of the Retained Land as is reasonably necessary to inspect, repair, renew and rebuild the Property or any part thereof on giving reasonable prior written notice (except in the case of emergency when no notice is required) causing as little damage or inconvenience as reasonably possible and making good all damage caused.

(ii) A right to the free and uninterrupted passage of running water, soil, gas electricity telecommunications and other service media to and

This official copy is incomplete without the preceding notes page.

from the Property and any buildings which for the time being are on the Property or constructed during the Perpetuity Period on the Property through the sewers, drains, watercourses, cables, pipes and wires which are now or which may at any time during the Perpetuity Period be laid in, under or passing through the Retained Land with a right for the Transferee and his successors in title to connect to the same and to enter the Retained Land for the purpose of repairing, cleaning, maintaining or renewing the said sewers, drains, watercourses, cables, pipes and wires on giving reasonable prior notice (except in the case of emergency where no notice is required) and causing as little damage and inconvenience as possible and making good any damage so caused.

(iii) The right of support for the Property and any buildings on it from the Retained Land and any buildings on it.

(iv) A right of overhang of the roofs, gutters, eaves and drain pipes of the buildings from time to time on the Property during the Perpetuity Period over the Retained Land and the right to discharge rainwater from them onto the Retained Land.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Rights reserved for the benefit of other land

12.3 The Property is sold subject to :-

(i) A right to the free and uninterrupted passage of running water, soil, gas, electricity telecommunications and other service media to and from the Retained Land and any buildings which for the time being are on the Retained Land or constructed during the Perpetuity Period on the Retained Land through the sewers, drains, watercourses, cables, pipes and wires which are now or which may at any time during the Perpetuity Period be laid in, under or passing through the Property with a right for the Transferee and his successors in title to connect to the same and to enter the Property for the purpose of repairing, cleaning, maintaining or renewing the said sewers, drains, watercourses, cables, pipes and wires on giving reasonable prior notice (except in emergency when no notice is required) and causing as little damage and inconvenience as possible and making good any damage so caused

Include words of covenant.

Restrictive covenants by the transferee

12.4 The Transferee hereby covenants with the Transferor that it will at all times from the date hereof observe and perform the rights, covenants, conditions, restrictions and other obligations relating to or affecting the Property as set out in the registers of title number WA649083 and will indemnify and keep indemnified the Transferor against all losses, costs, claims, actions, proceedings, expenses and liabilities and demands arising from any future breach or non-observance thereof

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Include words of covenant.

Restrictive covenants by the transferor

None

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

Other

12.5 Declaration

(i) The Covenants set out in Section 3 (1) of the Law of Property (Miscellaneous Provisions) Act 1994 ("the Act") does not extend to any charge or encumbrance or other right which the Transferor does not know about

(ii) For the purposes of Section 6(2)(a) of the Act all matters now recorded in registers open to the public are to be considered within the actual knowledge of the Transferee

(iii) Section 3 (3) of the Act shall be modified so that the Property will be sold subject to any encumbrances specifically referred to in the contract or in any epitome of title or Land Registry Entries supplied to the Transferee on or before the date hereof.

(iv) The covenant implied by Section 3 (3) of the Act shall apply only so far as it relates to the actions or omissions of all charges or encumbrances created by the Transferor.

(v) The walls, fences, hedges and other boundary structures dividing the Property from the Retained Land as numbered with an inward "T" on the Plan form part of the Property.

(vi) Except as specified herein, all other walls, fences, hedges and other boundary structures dividing the Property from the Retained Land as party structures and maintained accordingly.

This official copy is incomplete without the preceding notes page.

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

13 Execution

EXECUTED as a DEED by

[redacted]

[redacted]

WARNING

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

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

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

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This official copy is incomplete without the preceding notes page.

The Law Society

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

1. Property and seller details

For more information and help answering these questions, see section 1 of the explanatory notes.

Address of the property

119b Wood Road
Pontypridd
Mid Glamorgan

Postcode: C F 3 7 [ ] 1 R J

UPRN (if known):

Full name(s) of the seller(s)

[redacted]

What is your role in the sale?

Seller(s)

Executor(s)/Administrator(s)

Attorney(s)

Trustee(s)

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

Date:

Details of the seller if a company

Company number:

Director/authorised person:

Country of incorporation:

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Laserform International 10/25

Seller's solicitor

Name of solicitor's firm:
SB Lawyers LTD

Address;
3-4 Gelliwastad Road
Pontypridd

Postcode: C F 3 7 [ ] 2 A U

[redacted]

Instructions for sellers

The answers in the TA6 form must be prepared by:

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

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

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

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

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

For more information on the form and help answering the questions, read the separate explanatory notes:
www.lawsociety.org.uk/ta6-explanatory-notes

Important things to remember:

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

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Documents you may need to complete the TA6 form

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

Other transaction (TA) forms you may need to complete

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

The TA7 form has additional questions for leasehold properties.

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

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

Information for buyers

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

This could be information received in writing or in conversation.

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

Buyers should also:

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

For more information on the questions in the form, read the separate explanatory notes:
www.lawsociety.org.uk/ta6-explanatory-notes

Important things to remember

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

 © The Law Society 2025

Definitions

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

'Completion' means the stage where:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

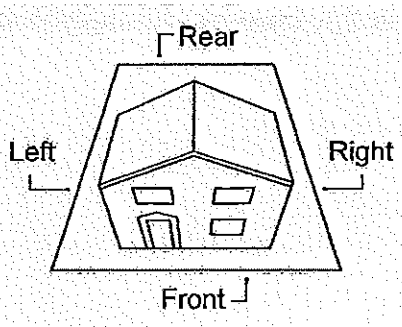
'Title plan' means a diagram that outlines the boundaries of a registered property or land, as recorded by HM Land Registry.

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

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2. Boundaries

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



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

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

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

Plan attached To follow

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

Yes ✓ No

If yes, please give details:

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

Yes No ✓ Not known

If yes, please give details:

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

Yes ✓ No

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

Attached To follow

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3. Disputes

For more information and help answering these questions, see section 3 of the explanatory notes.

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

Yes ☐ No ☑

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

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

Yes ☐ No ☑

If yes, please give details:

4. Notices

For more information and help answering these questions, see section 4 of the explanatory notes.

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

Yes ☐ No ☑

If yes, please give details:

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

Yes ☐ No ☑

If yes, please give details:

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

Yes ☐ No ☑

If yes, please give details:

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5. Alterations

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

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

(a) replacement windows, roof windows, roof lights, glazed doors since 1 April 2002	Yes	✓ No
(b) extension	Yes	✓ No
(c) conservatory	Yes	✓ No
(d) loft conversion	Yes	✓ No
(e) garage conversion	Yes	✓ No
(f) removal of internal walls	Yes	✓ No
(g) removal of chimney breast	Yes	✓ No
(h) insulation	Yes	✓ No
(i) other building works or changes to the property	Yes	✓ No

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

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

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

(b) has all this work been completed?

Yes No

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

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

Attached To follow Not available

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

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

Yes No

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

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

Yes ✓No

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

Attached To follow

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

Yes ✓No

If yes, please give details:

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

Yes ✓No

If yes, please give details:

Solar power systems

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

Yes ✓No

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

(a) Is the system used only to provide hot water or heating and not to generate electricity? Yes No

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

(c) Do you own the system outright? Yes No

(d) Has a long lease of the roof or air space been granted to a solar power system provider? A typical long lease may last 20 to 25 years. If yes, supply a copy of the lease. Yes No

Attached To follow

(e) Do you have a maintenance agreement in place for the system? If yes, supply a copy of the agreement. Yes No

Attached To follow

(f) Is there a battery for storing solar power? Yes No

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

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

Yes No

If yes:

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

Yes No

If no, continue to question 5.6(h)

(ii) supply a copy of the agreement.

Attached To follow

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

Attached To follow

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

Attached To follow

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

Attached To follow Not available

Listed buildings

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

Yes ✓ No Not known

Conservation area

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

Yes No ✓ Not known

Tree preservation orders

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

Yes ✓ No Not known

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

Yes No Not known

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

Attached To follow

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6. Guarantees and warranties

For more information and help answering these questions, see section 6 of the explanatory notes.

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

(a) new home warranty (e.g. NHBC or similar)	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) roofing	Yes	✓No
	Attached	To follow
(f) boiler or heating systems	Yes	✓No
	Attached	To follow
(g) underpinning	Yes	✓No
	Attached	To follow
(h) insulation	Yes	✓No
	Attached	To follow
(i) other (please state):	Yes	✓No
	Attached	To follow

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

Yes ✓No

If yes, please give details:

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

Yes ✓No

If yes, please give details:

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7. Insurance

For more information and help answering these questions, see section 7 of the explanatory notes.

7.1 Do you insure the property?

✓ Yes No

If no, who insures the property?

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

Yes ✓ No

If yes, please give details:

7.3 Have you made any buildings insurance claims?

Yes ✓ No

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

8. Environmental matters

For more information and help answering these questions, see section 8 of the explanatory notes.

Flooding

8.1	Are you aware of the property or any part of it ever being flooded?	Yes	✓ No
	If yes, what type of flooding took place?		
	Ground water	Yes	No
	Sewer flooding	Yes	No
	Surface water	Yes	No
	Coastal flooding	Yes	No
	River flooding	Yes	No
	Other	Yes	No

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

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

Yes No ✓ Not known

If yes, please give details:

Radon

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

Yes No ✓ Not known

If yes:

(a) supply a copy of the report Attached To follow

(b) was the test result below the 'recommended action level'? Yes No

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

Yes No ✓ Not known

Green Deal

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

Yes ✓ No

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

Attached To follow

Japanese knotweed

8.6 Is the property affected by Japanese knotweed?

✓ Yes No Not known

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

Yes No ✓ Not known

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

Attached To follow KNOTWEED IN NEIGHBOURING GARDEN COMING INTO MINE.

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

Yes ✓ No Not known

If yes, provide a copy of the survey.

Attached To follow

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9. Rights and informal arrangements

For more information and help answering these questions, see section 9 of the explanatory notes.

Rights and arrangements benefiting the property

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

Yes ✓No

If yes, please give details:

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

Yes ✓No Not applicable

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

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

Yes ✓No Not known

If yes, please give details:

Rights and arrangements benefiting other properties

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

Yes ✓No

If yes, please give details:

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

Yes ✓No Not applicable

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

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

Yes ✓No Not known

If yes, please give details:

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Facilities crossing the property or any other property

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

Yes No ✓ Not known

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

Yes No ✓ Not known

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

Yes ✓ No Not known

If yes, supply a copy or give details:

Attached To follow

10. Parking

For more information and help answering these questions, see section 10 of the explanatory notes.

10.1 What are the parking arrangements at the property?

ON-STREET PARKING

10.2 Is a permit required for on-road parking?

Yes ✓ No

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

Yes ✓ No

If yes:

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

Attached To follow

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

Yes No

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

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11. Services

For more information and help answering these questions, see section 11 of the explanatory notes.

Electrical systems

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

Yes ✓ No

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

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

Yes ✓ No

If yes, please supply a copy.

Attached To follow

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

✓ Yes No

If yes, please supply a copy.

✓ Attached To follow

Heating systems

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

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

If other, please give details:

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

Date: ✓ Not known

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

Date: ✓ Not known

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

Yes ✓ No Not known

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

Attached To follow ✓ None

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

Attached To follow ✓ None

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(f) Is the boiler and heating system working?

✓Yes No Not known

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

Year: ✓Not known

Please supply a copy of any service report.

Attached To follow

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

Attached To follow

Drains and sewers

11.5 Is the property connected to mains:

(a) foul water drainage?

✓Yes No ✓Not known

(b) surface water drainage?

✓Yes No ✓Not known

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

(a) a septic tank?

Yes ✓No

(b) a sewage treatment plant?

Yes ✓No

(c) a cesspool?

Yes ✓No

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

11.7 If yes:

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

Month/Year: Not known

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

Month/Year:

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

Month/Year:

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

Month/Year:

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

Month/Year:

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

Ground Surface water

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

Yes No

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

Yes No

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

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

Yes No

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

Attached To follow

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

Attached To follow Not applicable

12. Connection to services

For more information and help answering these questions, see section 12 of the explanatory notes.

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

Mains electricity ✓Yes No

Provider's name: DON'T KNOW (IN TENANTS' NAMES)

Location of meter: NOT SURE - NEAR FRONT DOOR ?

MPAN number: NOT KNOWN

Mains gas ✓Yes No

Provider's name: DON'T KNOW (TENANTS' ACCOUNT)

Location of meter: NOT SURE

MPRN number: NOT KNOWN

Mains water ✓Yes No

Provider's name: WELSH WATER

Location of stopcock: DON'T KNOW

Location of meter (if any): DON'T KNOW

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Mains sewerage ✓Yes No

Provider's name: DON'T KNOW

Small sewage treatment plant Yes ✓No

Provider's name:

Make/model:

Service provider's name:

Shared ground / air source heat pumps Yes ✓No

Provider's name:

Make/model:

Service provider's name:

Telephone Yes ✓No

Provider's name:

Broadband Yes ✓No

Provider's name:

If there are any other services, please give details:

13. Transaction information

For more information and help answering these questions, see section 13 of the explanatory notes.

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

Yes ✓No

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

Yes ✓No

If yes, please give details:

Occupiers

13.3 Do you live at the property?

Yes ✓No

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

Yes ✓No

If yes:

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

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

Yes No

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

✓Yes No

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

Yes No

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

Attached To follow

14. Completion

For more information and help answering these questions, see section 14 of the explanatory notes.

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

Yes No ✓No mortgage

14.2 Will you ensure that before or on completion:

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

✓Yes No

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

✓Yes No

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

✓Yes No

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

✓Yes No

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15. Additional information about your answers

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

Attached	To follow
✓ Not applicable	Not available

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

Consents attached:

Consents to follow:

(b) List any consents that are not available:

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

Attached	To follow	✓ Not applicable

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

[redacted]
Dated: 16/9/26

Signed:

Dated:

Signed:

Dated:

Signed:

Dated:

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Law Society Fittings and Contents Form (3rd edition)

Address of the property

Wood Road 119b
Pontypridd, Mid Glamorgan

Postcode CF37 1RJ

Full names of the seller

[redacted]

Seller's solicitor

Name of solicitor's firm: SB Lawyers LTD

Address:
3-4 Gelliwastad Road
Pontypridd
CF37 2AU

Email: [redacted]

Reference number: [redacted]

About this form

The aim of this form is to make clear to the buyer which items are included in the sale. It must be completed accurately by the seller as the form may become part of the contract between the buyer and seller.

It is important that sellers and buyers check the information in this form carefully.

Definitions

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

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Instructions to the seller and the buyer

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

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

Where an item is excluded from the sale the seller may offer it for sale by inserting a price in the appropriate box. The buyer can then decide whether to accept the seller's offer.

A seller who inserts a price in this form is responsible for negotiating the sale of that item directly with the buyer or through their estate agent. If the seller or buyer instructs their solicitor to negotiate the sale of such an item, there may be an additional charge.

Sellers and buyers should inform their solicitors of any arrangements made about items offered for sale.

If the seller removes any fixtures, fittings or contents, the seller should be reasonably careful to ensure that any damage caused is minimised.

Unless stated otherwise, the seller will be responsible for ensuring that all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds), and that the property is left in a reasonably clean and tidy condition.

1 Basic fittings

	Included	Excluded	None	Price	Comments
Boiler/immersion heater	☑	☐	☐		
Radiators/wall heaters	☑	☐	☐		
Night-storage heaters	☐	☐	☑		
Free-standing heaters	☐	☐	☑		
Gas fires (with surround)	☐	☐	☑		
Electric fires (with surround)	☐	☐	☑		
Light switches	☑	☐	☐		
Roof insulation	☐	☐	☑		
Window fittings	☐	☐	☑		
Window shutters/grilles	☐	☐	☑		
Internal door fittings	☑	☐	☐		
External door fittings	☑	☐	☐		
Doorbell/chime	☐	☐	☑		

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1 Basic fittings (continued)

	Included	Excluded	None	Price	Comments
Electric sockets	☑	☐	☐		
Burglar alarm	☐	☐	☑		
Other items (please specify)					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

2 Kitchen

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

	Fitted	Free-standing	Included	Excluded	None	Price	Comments
Hob	☑	☐	☐	☐	☐		
Extractor hood	☐	☐	☐	☐	☑		
Oven/grill	☑	☐	☐	☐	☐		
Cooker	☐	☐	☐	☐	☑		
Microwave	☐	☐	☐	☐	☑		
Refrigerator/fridge-freezer	☐	☑	☐	☐	☐		
Freezer	☐	☑	☐	☐	☐		
Dishwasher	☐	☐	☐	☐	☑		
Tumble-dryer	☐	☑	☐	☐	☐		
Washing machine	☐	☑	☐	☐	☐		
Other items (please specify)							
TABLE + CHAIRS	☐	☑	☐	☐			
SHELVES	☐	☑	☐	☐			
	☐	☐	☐	☐			
	☐	☐	☐	☐			

3 Bathrooms

	Included	Excluded	None	Price	Comments
Bath	☑	☐	☐		
Shower fitting for bath	☑	☐	☐		
Shower curtain	☑	☐	☐		
Bathroom cabinet	☐	☐	☑		
Taps	☑	☐	☐		
Separate shower and fittings	☐	☐	☑		
Towel rail	☐	☐	☑		
Soap/toothbrush holders	☐	☐	☑		
Toilet roll holders	☐	☐	☑		
Bathroom mirror	☐	☐	☑		

4 Carpets

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	☑	☐	☐		
Living room	☐	☐	☑		
Dining room	☐	☐	☑		
Kitchen	☐	☐	☑		
Bedroom 1	☐	☐	☑		
Bedroom 2	☐	☐	☑		
Bedroom 3	☐	☐	☑		
Other rooms (please specify)					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

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5 Curtains and curtain rails

	Included	Excluded	None	Price	Comments
Curtain rails/poles/pelmets					
Hall, stairs and landing	☐	☐	☑		
Living room	☐	☐	☑		
Dining room	☐	☐	☑		
Kitchen	☐	☐	☑		
Bedroom 1	☐	☐	☑		
Bedroom 2	☐	☐	☑		
Bedroom 3	☐	☐	☑		
Other rooms (please specify)					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			
Curtains/blinds					
Hall, stairs and landing	☐	☐	☑		
Living room	☑	☐	☐		
Dining room	☑	☐	☐		
Kitchen	☑	☐	☐		
Bedroom 1	☑	☐	☐		
Bedroom 2	☑	☐	☐		
Bedroom 3	☑	☐	☐		
Other rooms (please specify)					
LOFT ROOM	☑	☐			
	☐	☐			
	☐	☐			
	☐	☐			

6 Light fittings

Note: If the seller removes a light fitting, it is assumed that the seller will replace the fitting with a ceiling rose, a flex, bulb holder and bulb and that they will be left in a safe condition.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	☑	☐	☐		
Living room	☑	☐	☐		
Dining room	☐	☐	☐		
Kitchen	☑	☐	☐		
Bedroom 1	☑	☐	☐		
Bedroom 2	☑	☐	☐		
Bedroom 3	☑	☐	☐		
Other rooms (please specify)					
LOFT ROOM	☑	☐			
	☐	☐			
	☐	☐			
	☐	☐			

7 Fitted units

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

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	☐	☐	☑		
Living room	☐	☐	☑		
Dining room	☐	☐	☑		
Kitchen	☑	☐	☐		
Bedroom 1	☐	☐	☑		
Bedroom 2	☐	☐	☑		
Bedroom 3	☐	☐	☑		

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7 Fitted units (continued)

	Included	Excluded	None	Price	Comments
Other rooms (please specify)					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

8 Outdoor area

	Included	Excluded	None	Price	Comments
Garden furniture	☐	☐	☑		
Garden ornaments	☐	☐	☑		
Trees, plants, shrubs	☐	☐	☑		
Barbecue	☐	☐	☑		
Dustbins	☑	☐	☐		
Garden shed	☐	☐	☑		
Greenhouse	☐	☐	☑		
Outdoor heater	☐	☐	☑		
Outside lights	☐	☐	☑		
Water butt	☐	☐	☑		
Clothes line	☐	☐	☑		
Rotary line	☐	☐	☑		
Other items (please specify)					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

9 Television and telephone

	Included	Excluded	None	Price	Comments
Telephone receivers	☐	☐	☑		
Television aerial	☐	☐	☑		
Radio aerial	☐	☐	☑		
Satellite dish	☐	☐	☑		

10 Stock or fuel

	Included	Excluded	None	Price	Comments
Oil	☐	☐	☑		
Wood	☐	☐	☑		
Liquefied Petroleum Gas (LPG)	☐	☐	☑		

11 Other items

	Included	Excluded	Price	Comments
FURNITURE, WALL LIGHTS AND LAMPSHADES AS PER PHOTOGRAPHS.	☑	☐		
	☐	☐		
	☐	☐		
	☐	☐		

Signed [redacted] Dated: 16/9/26

Signed: ..... Dated: .....

Each seller should sign this form.

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

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Electrical Installation Condition Report

Requirements for Electrical Installations - BS 7671:2018
(IET Wiring Regulations 18th Edition)

Information for recipients:

The purpose of this report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see Section E). The report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section K).

The person ordering the report should have received the original report and the inspector should have retained a duplicate.

The original Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this report will provide the new owner / occupier with details of the condition of the electrical installation at the time the report was issued.

Where the installation incorporates residual current devices (RCDs) there should be a notice at or near the devices stating that they should be tested every 6 months. For safety reasons it is important that these instructions are followed.

Section D (Extent and Limitations) should identify fully the extent of the installation covered by this report and any limitations on the inspection and testing. The Inspector should have agreed these aspects with the person ordering the report and with other interested parties (licencing authority, insurance company, mortgage provider and the like() before the inspection was carried out.

Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in Section D.

For items classified in Section K as C1 (“Danger Present”), the safety of those using the installation is at risk, and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work immediately.

For items classified in Section K as C2 (“Potentially Dangerous”), the safety of those using the installation may be at risk and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

Where it has been stated in Section K that an observation requires further investigation code FI the inspection has revealed an apparent deficiency which may result on a code C1 or C2 could not, due to the extent or limitations of this inspection, be fully identified. Such observations should be investigated as soon as possible. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section F).

For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons competent in such work. The recommended date by which the next inspection is due is stated in Section F of the report under ‘Recommendations’ and on label at or near to the consumer unit/distribution board.

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Electrical Installation Condition Report

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations
BS 7671:2018 (IET Wiring Regulations 18th Edition)

NA/ 6 1 8 8 9 0 0 0 0 1 1 7 0
EICR

Details of the Installation

[redacted]

Address	119b Wood Road PONTYPRIDD	Address	119b Wood Road PONTYPRIDD
Postcode	CF37 1RJ	Postcode	CF37 1RJ

B Reason for producing this report

This form is to be used only for reporting on the condition of an existing installation.

Landlord requirements

Date(s) on which the inspection and testing were carried out 18/09/2023 to 18/09/2023

C Details of installation which is the subject of this report

Description of premises Domestic ☑ Commercial ☐ Industrial ☐ Other (please specify)

Estimated age of the wiring system 2000's years

Evidence of alterations or addition Yes ☑ No ☐ Not apparent ☐ if 'Yes', estimated <10 years

Records of installation available Yes ☐ No ☑ Records held by

Date of last inspection Not Known Electrical Installation Certificate No. or previous Inspection Report No.

D Extent of electrical installation covered by this report:

All accessible rooms
Circuits tested at CU and extremities

Agreed Limitations and Operational Limitations (Regulations 653.2)

Some rooms locked, unable to access

Operational limitations including the reasons see page no 1 Agreed with:

The inspection and testing detailed within this report and accompanying schedule has been carried out in accordance with BS 7671: 2018 amended to

It should be noted that cables concealed within trunkings and conduits, under floors, in roof spaces and generally within the fabric of the building or underground have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

E Summary of the condition of the installation

General conditions of the installation (in terms of safety)

Sound installation

Overall assessment of the installation in terms of its suitability for continued use **SATISFACTORY** ☑ ***UNSATISFACTORY** ☐

*An UNSATISFACTORY assessment indicates that dangerous (code C1), or potentially dangerous (code C2), Further investigation (code FI) conditions have been identified

F Recommendations

Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY I/we recommend that any observations classified as *'Danger present'* **(code C1)** or *'Potential dangerous'* **(code C2)** are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as *'Further Investigation required'* **(code FI)**. Observations classified as *'Improvement recommended'* **(code C3)** should be given due consideration. Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by 18/09/2028 (date)

G Declaration

I/we being the person(s) responsible for the inspection and the testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing hereby declare that the information in this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in section D of this report.

			Inspected and tested by	Authorised for issue by
Company	Cowell Limited			
Membership No.	61889	Name:	Ian Cowell	Ian Cowell
Address	26 Crompton Way, Ogmore by Sea, Nr Bridgend, Vale of Glamorgan	Signature:	[redacted]	
		Position:	Electrician	Electrician
Postcode	CF32 0QF	Date:	28/09/2023	28/09/2023

H Schedule(s)

1 schedule(s) of inspection and 2 schedule(s) of test results are attached.

The attached schedule(s) are part of this document and this report is valid only when they are attached to it.

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I Supply characteristics and earthing arrangements

Earthing Arrangements TN-S ☑ TN-C-S ☐ TT ☐ Other ☐ Please specify

Number & Type of live conductors AC ☑ DC ☐ No. of phases 1 No. of wires 2

Nature of Supply Parameters (Note: (1) by enquiry, (2) by enquiry or by measurement)

Nominal voltage, U/U_0 (1) 230v V Nominal frequency, f (1) 50Hz H_z Confirmation of polarity ☑

Prospective fault current, I_{pf} (2) 0.558 kA External loop impedance, Z_e (2) 0.43 Ω Or Z_{db} Source of Circuit

Supply Protective Device BS (EN) 1361 Type 2 Rated Current 60 A

Other Sources of Supply (as detailed on attached schedule)

J Particulars of installation referred to in this report

Details of installation Earth Electrode (where applicable) Type (e.g. rod(s), tape etc) N/A

Location N/A Electrode resistance to earth N/A Ω

Means of Earthing

Distributors facility ☑ Installation Earth Electrode ☐

Maximum Demand (load) 100 Amps ☑ KVA ☐

	Material	csa	(✓)	or Value
Earthing Conductor	Copper	10	☐	Ω
Protective Bonding Conductor (to extraneous-conductive-parts)	Copper	10	☐	
Main Supply Conductor	Copper	16		

Main Switch Location Lounge

(connection / continuity)	(✓)	or Value		(✓)	or Value
Water installation	☑	Ω	To structural steel	☐	Ω
Gas installation pipes	☑	Ω	To lightning protection	☐	Ω
Oil installation pipes	☐	Ω	Other	☐	Ω

Fuse/device rating or setting 63 A Voltage rating 230v V BS(EN) 61008 No. of Poles 2 Current Rating 100 A

If RCD main switch: Rated residual operating current I Δn mA Rated time delay ms Measured operating trip time ms

K Observations

Referring to the attached schedule of inspection and test results, and subject to the limitations at Section D.

☑ No remedial work required

☐ The following observations are made

Explanation of codes

C1	Danger present. Risk of Injury. Immediate remedial action required.
C2	Potentially dangerous. Urgent remedial action required.
C3	Improvement recommended.
FI	Further Investigation required without delay

Item No.	Observations	Code

One of the above codes, as appropriate, has been allocated to each of the observations made above and/or any attached observation sheets to indicate to the person(s) responsible for the installation the degree of urgency for remedial action.

C1 Danger present. Risk of Injury. Immediate remedial action required.	
C2 Potentially dangerous. Urgent remedial action required.	
C3 Improvement recommended.	
FI Further Investigation required without delay	

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Outcomes

Acceptable condition:	Unacceptable condition: State	Improvement recommended:	Further Investigation:	Not Verified:	Limitation:	Not Applicable:
✓	C1 or C2	C3	FI	NV	L	N/A

In the outcome column use the codes above. Provide additional comment where appropriate. C1/C2/C3 and FI coded items to be recorded in section K of the condition report.

Item No.	Description	Outcome
1.0 External Condition Of Intake Equipment (Visual Inspection Only) Where inadequacies are encountered, it is recommended that the person ordering the report informs the appropriate authority		
1.1	Service cable	✓
1.2	Service head	✓
1.3	Earthing arrangement	✓
1.4	Meter tails	✓
1.5	Metering equipment	✓
1.6	Isolator (where present)	✓
2.0	Presence Of Adequate Arrangements For Other Sources Such As Microgenerators (551.6; 551.7)	N/A
3.0 Earthing / Bonding Arrangements (411.3; Chap 54)		
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	✓
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	N/A
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)	✓
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	✓
3.5	Accessibility and condition of earthing conductor at MET arrangement (543.3.2)	✓
3.6	Confirmation of main protective bonding conductor sizes (544.1)	✓
3.7	Condition and accessibility of main protective bonding conductor/connections (543.3.2; 544.1.2)	✓
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)	✓
4.0 Consumer Unit(s) / Distribution Board(s)		
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)	✓
4.2	Security of fixing (134.1.1)	✓
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	✓
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	✓
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	✓
4.6	Presence of main linked switch (as required by 462.1.201)	✓
4.7	Operation of main switches (functional check) (643.10)	✓
4.8	Manual operation of circuit-breakers and RCD(s) to prove disconnection (643.10)	✓
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	✓
4.10	Presence of RCD six-monthly test notice at or near consumer unit/distribution board (514.12.2)	✓
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14)	✓
4.12	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	✓
4.13	Presence of other required labelling (please specify) (Section 514)	✓
4.14	Compatibility of protective devices, bases and other components; correct type and rating (No signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; section 432.433)	✓
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	✓
4.16	Protection against mechanical damage where cables enter consumer unit/distribution board (132.14.1; 522.8.1; 522.8.5; 522.8.11)	✓
4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	✓
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)	✓
4.19	RCD(s) provided for additional protection / requirements - includes RCBOs (411.3.3; 415.1)	✓
4.20	Confirmation of indication that SPD is functional (651.4)	✓
4.21	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	✓
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	✓
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	✓
5.0 Final Circuits		
5.1	Identification of conductors (514.3.1)	✓
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	✓
5.3	Condition of insulation of live parts (416.1)	✓
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking. Integrity of containment (521.10.1)	✓
5.4.1	To include the integrity of conduit and trunking systems (metallic and plastic)	✓
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	✓
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	✓
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	✓
5.8	Presence and adequacy of circuit protective conductors (433.3.1; Section 543)	✓
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	✓

5.10	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)	✓
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. Extent and limitations) (522.6.204)	✓
5.12	**Provision of additional requirements for protection by RCD not exceeding 30 mA**	
5.12.1	for all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)	✓
5.12.2	For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	✓
5.12.3	for cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	✓
5.12.4	for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	✓
5.12.5	for circuits supplying luminaires within domestic (household) premises (411.3.4)	✓
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	✓
5.14	Band II cables segregated/separated from Band I cables (528.1)	N/A
5.15	Cables segregated/separated from communications cabling (528.2)	✓
5.16	Cables segregated/separated from non-electrical services (528.3)	✓
5.17	**Termination of cables at enclosures - indicate extent of sampling in Section D of the report (Section 526)**	
5.17.1	Connections soundly made and under no undue strain (526.6)	✓
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)	✓
5.17.3	Connections of live conductors adequately enclosed (526.5)	✓
5.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	✓
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))	✓
5.19	Suitability of accessories for external influences (512.2)	✓
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	✓
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.3)	✓
6.0 Location(s) Containing A Bath Or Shower		
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)	✓
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	N/A
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	✓
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)	✓
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	✓
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	✓
6.8	Suitability of current-using equipment for particular position within the location (701.55)	✓
7.0 Other Part 7 Special Installations Or Locations		
7.01	List all other special installation or locations, if any (record seperately the results of particular inspections applied).	

8.0 Schedule of Tests Results to be recorded on Schedule of Test Results

8.1	External earth loop impedance, Ze	Yes	8.9	Insulation Resistance between Live Conductors	N/A
8.2	Installation earth electrode	Yes	8.10	Insulation Resistance between Live Conductors & Earth	Yes
8.3	Prospective fault current, Ipf	Yes	8.11	Polarity (prior to energisation)	Yes
8.4	Continuity of Earth Conductors	Yes	8.12	Polarity (after energisation) including phase sequence	Yes
8.5	Continuity of Circuit Protective Conductors	Yes	8.13	Earth Fault Loop Impedance	Yes
8.6	Continuity of ring final circuit	Yes	8.14	RCDs / RCBOs including selectivity	Yes
8.7	Continuity of Protective Bonding Conductors	Yes	8.15	Functional testing of RCD devices	Yes
8.8	Volt drop verified	N/A	8.16	Functional testing of AFDD(s) devices	N/A

Inspector's Name:	Ian Cowell
Date:	28/09/2023

Signature: [redacted]

Electrical Installation Condition Report Test Schedule

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations
BS 7671:2018 (IET Wiring Regulations 18th Edition)

NA/ 6 1 8 8 9 0 0 0 0 1 1 7 0
EICR

Client [redacted]

Installation Address 119b Wood Road, PONTYPRIDD

Postcode CF37 1RJ

Distribution board details - Complete in every case

Location: Lounge
Designation: Db1
Num. of ways: 10

Complete only if the distribution board is not connected directly to the origin of the installation

Overcurrent protective device for the distribution circuit:
No. of phases:
Nominal Voltage: N/A
Supply to distribution board is from: N/A
Type: BS(EN) N/A
Rating: N/A A
Supply polarity confirmed ☐ Phase sequence confirmed ☐

Characteristics at this distribution board

Associated RCD(if any): BS (EN) N/A
Z_d N/A Ω No. of poles N/A
I_{pf} N/A kA IΔn N/A
Time delay (if applicable)
Above 30mA (if applicable) Operating at 1 IΔn N/A ms
30mA or below Operating at 5 IΔn N/A ms

Test instrument serial number(s)

Loop impedance
Insulation resistance
Continuity
RCD

CIRCUIT DETAILS

TEST RESULTS

Circuit No. and Line No.	Distribution board Designation: Db1 / Circuit designation	Type of wiring	Ref. method	No. of points	Circuit conductors csa (mm²) L / N	Circuit conductors csa (mm²) CPC	Maximum disconnection	Overcurrent protective devices BS EN Number	Overcurrent protective devices Type No.	Overcurrent protective devices Rating (A)	Breaking capacity (KA)	RCD operating (mA)	BS 7671 Max. permitted Zs Other 80% (Ω)	Circuit impedance Ω: Ring final circuits only (measured end-to-end) r1	r	r2	Fig 8 check (✓)	All circuits to be completed using R1R2 or R2, not both: R1 + R2	R2	Insulation resistance (Record lower reading): Test voltage V	L/L, L/N M(Ω)	L/E, N/E M(Ω)	Polarity (✓)	Max. Measured Zs (Ω)	RCD testing: Above 30mA IΔn ms	30mA or below 5 IΔn ms	Manual test button operation: RCD (✓)	AFDD (✓)
1	Cooker	A	C	1	6	2.5	5	60898	B	40	6	30	0.88	N/A	N/A	N/A	N/A	0.37	N/A	500	N/A	>500	✓	0.8	31.4	21.4	✓	N/A
2	Fire alarm	A	C	1	1.5	1	0.4	60898	B	6	6	30	5.87	N/A	N/A	N/A	N/A	0.05	N/A	N/A	N/A	N/A	✓	0.48	31.4	21.4	✓	N/A
3	Socket ring circuit	A	C	10	2.5	1.5	0.4	60898	B	32	6	30	1.1	N/A	N/A	N/A	N/A	0.41	N/A	500	N/A	>500	✓	0.84	31.4	21.4	✓	N/A
4 (db	Db2	A	C	1	4	2.5	0.4	61009	B	32	6	30	1.10	N/A	N/A	N/A	N/A	0.2	N/A	500	>500	>500	✓	0.63	31.4	21.4	✓	N/A
5	Socket ring circuit	A	C	12	2.5	1.5	0.4	60898	B	32	6	30	1.1	N/A	N/A	N/A	N/A	0.4	N/A	500	N/A	>299	✓	0.84	37.2	21	✓	N/A
6	Lights	A	C	4	1.5	1	0.4	60898	B	6	6	30	5.87	N/A	N/A	N/A	N/A	0.51	N/A	600	N/A	>200	✓	0.98	37.2	21	✓	N/A
7	Lights	A	C	13	1.5	1	0.4	60898	B	6	6	30	5.87	N/A	N/A	N/A	N/A	0.5	N/A	500	N/A	>200	N/A	0.94	37.2	21	✓	N/A

Details of circuits and/or installed equipment vulnerable to damage when testing: N/A

Date(s) dead testing: 18/09/2023 To 18/09/2023

Date(s) live testing: 18/09/2023 To 18/09/2023

Signature: [redacted]

Tested by: Name (capital letters): IAN COWELL Position: Electrician Date: 28/09/2023

Wiring Types: A PVC/PVC B PVC cables in metallic Conduit C PVC cables in non-metallic Conduit D PVC cables in metallic Trunking E PVC cables in non-metallic Trunking F PVC/SWA cables G SWA/XPLE cables H Mineral Insulated O Other

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Electrical Installation Condition Report Test Schedule

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations
BS 7671:2018 (IET Wiring Regulations 18th Edition)

NA/ 6 1 8 8 9 0 0 0 0 1 1 7 0
EICR

[redacted]

Installation Address 119b Wood Road, PONTYPRIDD **Postcode** CF37 1RJ

Distribution board details - Complete in every case

Location: Wc
Designation: Db2
Num. of ways: 2

Complete only if the distribution board is not connected directly to the origin of the installation

Overcurrent protective device for the distribution circuit: No. of phases: 1; Nominal Voltage: 230
Supply to distribution board is from: Db1; Type: B; BS(EN): 60898; Rating: 32 A
Supply polarity confirmed: ☑ Phase sequence confirmed: ☐

Characteristics at this distribution board

Associated RCD(if any): BS (EN): N/A
Z_a N/A Ω; I_{pf} 0.558 kA; No. of poles: 2; IΔn: 30
Time delay (if applicable):
Operating at 1 IΔn: Above 30mA N/A ms; 30mA or below N/A ms
Operating at 5 IΔn: N/A ms (if applicable)

Test instrument serial number(s)

Loop impedance:
Insulation resistance:
Continuity:
RCD:

CIRCUIT DETAILS

Circuit No. and Line No.	Distribution board Designation / Circuit designation	Type of wiring	Ref. method	No. of points	Circuit conductors csa (mm²) L / N	Circuit conductors csa (mm²) CPC	Maximum disconnection	Overcurrent protective devices BS EN Number	Overcurrent protective devices Type No.	Overcurrent protective devices Rating (A)	Breaking capacity (KA)	RCD operating (mA)	BS 7671 Max. permitted Zs Other 80% (Ω)
1	Socket radial	A	C	6	2.5	1.5	0.4	60898	B	16	6	30	2.2
2	Lights	A	C	6	1.5	1	0.4	60898	B	6	6	30	5.87

TEST RESULTS

Circuit No. and Line No.	Circuit impedance Ω: Ring final circuits only (measured end-to-end) r1	r	r2	Fig 8 check (✓)	All circuits to be completed using R1R2 or R2, not both: R1 + R2	R2	Insulation resistance (Record lower reading): Test voltage V	L/L, L/N M(Ω)	L/E, N/E M(Ω)	Polarity (✓)	Max. Measured Zs (Ω)	RCD testing: Above 30mA IΔn ms	30mA or below 5 IΔn ms	Manual test button operation: RCD (✓)	AFDD (✓)
1	N/A	N/A	N/A	N/A	0.44	N/A	500	N/A	>200	✓	0.88	31.4	21	✓	N/A
2	N/A	N/A	N/A	N/A	0.60	N/A	500	N/A	>200	N/A	1.03	37.2	21	✓	N/A

Details of circuits and/or installed equipment vulnerable to damage when testing: N/A
Date(s) dead testing: 18/09/2023 To 18/09/2023
Date(s) live test: 2023
Signat [redacted]

Tested by: Name (capital letters): IAN COWELL Position: Electrician Date: 28/09/2023

Wiring Types. A PVC/PVC B PVC cables in metallic Conduit C PVC cables in non-metallic Conduit D PVC cables in metallic Trunking E PVC cables in non-metallic Trunking F PVC/SWA cables G SWA/XPLE cabl

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Conveyancing Data Services Ltd
part of tmgroup

Regulated Personal Search Report

Date of Order: 16/09/2026
Date Search Entered: 17/09/2026
Case Number: 3482213
Client Reference: 29594578 - JO3063-0002

PROPERTY MADE SUBJECT TO SEARCH
119B WOOD ROAD
PONTYPRIDD
MID GLAMORGAN
CF37 1RJ

CLIENT DETAILS
Spicketts Battrick Law Practice
54-56 ALBANY ROAD
CF24 3RR

LOCAL AUTHORITY
Rhondda Cynon Taff County Borough Council
Corporate Estates Valleys Innovation Centre
Navigation Park
Abercynon
CF45 4SN

OTHER ROADWAYS, FOOTPATHS, FOOTWAYS

A Plan is attached	None revealed
Optional enquiries are to be answered (see below)	None revealed
Additional enquiries are to be attached on a separate sheet	None revealed

OPTIONAL ENQUIRIES

4.	Road Agreements by Private Bodies	☐	**14.**	Simplified Planning Zones	☐
5.	Advertisements	☐	**15.**	Land Maintenance Notices	☐
6.	Completion Notices	☐	**16.**	Mineral Consultation and Safeguarding Areas	☐
7.	Parks and Countryside	☐	**17.**	Hazardous Substance Consents	☐
8.	Pipelines	☐	**18.**	Environmental and Pollution Notices	☐
9.	Houses in Multiple Occupation	☐	**19.**	Food Safety Notices	☐
10.	Noise Abatement	☐	**20.**	Hedgerow Notices	☐
11.	Urban Development Areas	☐	**21.**	Flood Defence and Land Drainage Consents	☐
12.	Enterprise Zones, Local Development Orders & Bids	☐	**22.**	Common Land and Town or Village Green	☐
13.	Inner Urban Improvement Areas	☐			

COMPILED & SUPPLIED BY:
Conveyancing Data Services Limited
1200 Delta Business Park
Swindon
Wiltshire, SN5 7XZ

Tel: 01189 690 839
Email: info@conveyancingdata.com
Company Reg No. 07159470 VAT Reg No: 988993907

Signed:
C. Masters
On behalf of Conveyancing Data Services Limited

The Property Ombudsman Consumer Redress

searchcode

Notes: The Records were searched by Nicola Clemens who has no, nor is likely to have, any personal or business relationship with any person involved
with the sale of the property.
The Search report was prepared by Cameron Jeal of Conveyancing Data Services who has no, nor is likely to have, any personal or business
relationship with any person involved with the sale of the property.
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.

REPORT OF ENTRIES IN THE LAND CHARGES, PLANNING AND BUILDING REGULATIONS REGISTERS

Local Land Charge Register

Part One	General Financial Charge	None revealed
Part Two	Specific Financial Charge	071220/070440 Works in default - Works if done by Council are rechargeable to the owner. Amount originally secured and rate of interest (if any) payable: £0.00 plus interest at 0% Date of last payment and balance of charge then outstanding: £0.00 Place where relevant documents may be inspected: Contact Land Charges Service for further information Registered Date: 08/03/2011
Part Three	Planning Charge	56/79/1932 Garage. Registered Date: 22/02/2002 05/0510 Proposed construction of 1 pair semi detached houses. (Rowangate Management Limited) Registered Date: 06/07/2005
Part Four	Miscellaneous Charges	EH2882 Notice served on owners dated 10/09/10 Check electricity to fire alarm £102.80 342194544 Housing Act 2004 - Section 50 Registered Date: 13/01/2011
Part Five	Fenland Ways Maintenance Charge	None revealed
Part Six	Land Compensation Entries	None revealed
Part Seven	New Towns Charges	None revealed
Part Eight	Civil Aviation Charges	None revealed
Part Nine	Open Cast Coal Charges	None revealed
Part Ten	Listed Building Entries	None revealed
Part Eleven	Light Obstruction Notices	None revealed
Part Twelve	Land Drainage Schemes	None revealed

Other Details/ Additional Questions

None

PLANNING AND BUILDING REGULATIONS

1.1 Planning & Building Regulation decisions & pending applications

The Local Authority makes planning records readily available from 01/01/1996 only and building control records readily available from 01/01/2004 only. The records have been searched back to that date only.

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

1.1(a)	Planning Permissions	Please refer to Land Charges Part 3
1.1(b)	A Listed Building Consent	None revealed
1.1(c)	A Conservation Area Consent	None revealed
1.1(d)	A Certificate of Lawfulness of existing Use or Development	None revealed
1.1(e)	A Certificate of Lawfulness of Proposed Use or Development	None revealed
1.1(f)	A Certificate of Lawfulness of Proposed Works for Listed Buildings	None revealed
1.1(g)	A Heritage Partnership Agreement	None revealed
1.1(h)	A Listed Building Consent Order	None revealed
1.1(i)	A Local Listed Building Consent Order	None revealed
1.1(j)	Building Regulations Approval	None revealed
1.1(k)	A Building Regulation Completion Certificate and	None revealed Disclaimer: Please note, not all Local Authorities record all information or hold documentation relating to completion certificates, for details, copies or evidence of any relevant certificates please contact the vendor.
1.1(l)	Any Building Regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?	None revealed Disclaimer: Please note, not all Local Authorities record all information or hold documentation relating to such schemes. It is advisable to make additional enquiries with the vendor in order to ascertain if they are aware of any work carried out under a Competent Person Self Certification Scheme and if so, whether they are in possession of any documentation.
	How can copies be obtained?	Competent Person Self-Certification Scheme Certificates can be obtained either by requesting copies from the vendor or by contacting the appropriate Scheme Managers direct.

Any planning information detailed within this report is specific to the subject property. You may wish to find out about surrounding planning applications by requesting a 'Know Your Location – Planning' report which can be ordered through us.

1.2 Planning Designations and Proposals

1.2	What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?	Rhondda Cynon Taff County Borough Local Development Plan Adopted On the 2nd March 2011 Policies affecting the property: Settlement Boundary Strategy Area Boundary Policies within 200m of the property: Cycle Network Improvement Sandstone Resources

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 are:

2(a)	Highways Maintainable at Public Expense	Wood Road is adopted
	Rear / Side Accessways Maintainable at Public Expense	Rear is adopted
2(b)	Subject to Adoption and supported by a Bond or Waiver	No

2(c)	To be made up by a Local Authority who will reclaim the cost from the frontagers; or	None
2(d)	To be adopted by the 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, none. Disclaimer: The public rights of way information revealed on this search has been taken from https://maps.rctcbc.gov.uk/myRhondda.aspx It is not the Definitive Map and cannot be regarded as the legal record of public rights of way. It is guidance provided for indicative purposes only. This is particularly important when there are legal consequences arising from information obtained from the map. The information contained within this map has been deemed as more current than the Definitive Map held at the County Council. Should you prefer that only the details of the Definitive Map and Statement are disclosed, please do not hesitate to contact us directly.
2.3	Are there any pending applications to record a public right of way that abuts, or crosses the property, on a definitive map or revised definitive map?	No
2.4	Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?	No
2.5	If so, please attach a plan showing the approximate route	Not applicable

OTHER MATTERS

Apart from matters entered on the registers of the Local Land Charges, do any of the following matters apply to the property?

3.1 Land Required for Public Purpose

3.1	Is the property included in land required for public purposes?	None revealed

3.2 Land to be acquired for Road works

3.2	Is the property included in land to be acquired for road works?	None revealed

3.3 Drainage Matters

3.3(a)	Is the property served by a sustainable urban drainage system (SuDS)?	Information not available
3.3(b)	Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?	Information not available
3.3(c)	If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge	Please refer to Vendor

3.4 Nearby Road Schemes

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

3.4(a)	The centre line of a new trunk road or special road specified in any order, draft order or scheme;	None revealed
3.4(b)	The centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway;	None revealed
3.4(c)	The outer limits of construction works for a proposed alteration or improvement to an existing road, involving (i) construction of a roundabout (other than a mini roundabout); or (ii)	None revealed

	widening by construction of one or more additional traffic lanes;	
3.4(d)	The outer limits of (i) construction of a new road to be built by a local authority; (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; or (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes;	None revealed
3.4(e)	The centre line of the proposed route of a new road under proposals published for public consultation; or	None revealed
3.4(f)	The outer limits of (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; (ii) construction of a roundabout (other than a mini roundabout); or (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation?	None revealed

3.5 Nearby Railway schemes

3.5(a)	Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?	None revealed
3.5(b)	Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?	There are two proposed passenger rail services within this Council's boundary and they are as follows: 1) Pontyclun to Beddau 2) Aberdare to Hirwaun

3.6 Traffic Schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths (named on the front page) which are within 200 metres of
the boundaries of the property –

3.6(a)	Permanent stopping up or diversion;	None revealed
3.6(b)	Waiting or loading restrictions;	None revealed
3.6(c)	One way driving;	None revealed
3.6(d)	Prohibition of driving;	None revealed
3.6(e)	Pedestrianisation;	None revealed
3.6(f)	Vehicle width or weight restricting;	None revealed
3.6(g)	Traffic calming works including road humps;	None revealed
3.6(h)	Residents parking controls;	None revealed
3.6(i)	Minor road widening or improvement;	None revealed
3.6(j)	Pedestrian crossings;	None revealed
3.6(k)	Cycle tracks; or	None revealed
3.6(l)	Bridge Building	None revealed

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?

3.7(a)	Building Works	None revealed
3.7(b)	Environment	None revealed
3.7(c)	Health and Safety	None revealed
3.7(d)	Housing	None revealed
3.7(e)	Highways	None revealed
3.7(f)	Public Health	None revealed
3.7(g)	Flood and Coastal Erosion Risk Management	None revealed

3.8 Contravention of Building Regulations

3.8	Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?	None revealed

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 –

3.9(a)	An enforcement notice;	None revealed
3.9(b)	A stop notice;	None revealed
3.9(c)	A listed building enforcement notice;	None revealed
3.9(d)	A breach of condition notice;	None revealed
3.9(e)	A planning contravention notice;	None revealed
3.9(f)	Another notice relating to breach of planning control;	None revealed
3.9(g)	A listed buildings repairs notice;	None revealed
3.9(h)	In the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation;	None revealed
3.9(i)	A building preservation notice;	None revealed
3.9(j)	A direction restricting permitted development;	None revealed
3.9(k)	An order revoking or modifying planning permission;	None revealed
3.9(l)	An order requiring discontinuance of use or alteration or removal of building or works;	None revealed
3.9(m)	A tree preservation order; or	None revealed
3.9(n)	Proceedings to enforce a planning agreement or planning contributions?	None revealed

3.10 Community Infrastructure Levy (CIL)

3.10(a)	Is there a CIL charging schedule?	Yes. Please refer to: https://bit.ly/RhonddaCIL

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:

3.10(b) i	A liability notice?	No
3.10(b) ii	A notice of chargeable development?	No

3.10(b) iii	A demand notice?	No
3.10(b) iv	A default liability notice?	No
3.10(b) v	An assumption of liability notice?	No
3.10(b) vi	A commencement notice?	No

3.10(c)	Has any demand notice been suspended?	No
3.10(d)	Has the Local Authority received full or part payment of any CIL liability?	No
3.10(e)	Has the Local Authority received any appeal against any of the above?	No
3.10(f)	Has a decision been taken to apply for a liability order?	No
3.10(g)	Has a liability order been granted?	No
3.10(h)	Have any other enforcement measures been taken?	No

3.11 Conservation Area

Do the following apply in relation to the property –

3.11(a)	The making of the area a Conservation Area before 31 August 1974	None revealed
3.11(b)	An unimplemented resolution to designate the area a Conservation Area?	None revealed

3.12 Compulsory Purchases

3.12	Has any enforceable order or decision been made to compulsorily purchase or acquire the property?	None revealed

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 –

3.13(a)	A contaminated land notice;	None revealed
3.13(b)	In relation to a register maintained under section 78R of the Environmental Protection Act 1990: (i) a decision to make an entry; or (ii) an entry; or	None revealed
3.13(c)	Consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice?	None revealed

The Environmental Act 1995 has introduced a new contaminated land regime (under Part 11A Environmental Protection Act 1990), which became
effective in April 2000.

As a consequence Local Authorities are under a duty to prepare reports on contamination in their respective areas and to prepare an appropriate
local strategy. Local Authorities must from time to time inspect their areas for sites that are contaminated, and to take appropriate action against
those seriously contaminated.

Local Authorities are to also keep registers of remediation notices and contaminated land sites identified under S.78R. This will not be a listing of
contaminated sites but will be a list of sites identified as contaminated in respect of which remediation notices have been served and will include
information about the condition of the land in question.

3.14 Radon Gas

3.14	Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England or Public Health Wales?	Yes. For further information you should refer to the Environmental Search. If you don't have access to a report please contact us to order one.

Further information about Radon Gas can be obtained from https://www.ukradon.org/information/ukmaps

3.15 Assets of Community Value

Has the property been nominated as an asset of community value? If so:-

3.15(a)	Has the property been nominated as an asset of community value? If so:-	None revealed
3.15(a) i	Is it listed as an asset of community value?	None revealed
3.15(a) ii	Was it excluded and placed on the "nominated but not listed" list?	None revealed
3.15(a) iii	Has the listing expired?	None revealed
3.15(a) iv	Is the Local Authority reviewing or proposing to review the listing?	None revealed
3.15(a) v	Are there any subsisting appeals against the listing?	None revealed

If the property is listed

3.15(b) i	Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?	None revealed
3.15(b) ii	Has the Local Authority received a notice of disposal?	None revealed
3.15(b) iii	Has any community interest group requested to be treated as a bidder?	None revealed

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SPECIFIC INFORMATION SOURCES USED TO COMPLETE PART 1 OF THIS REPORT

Inspection of the Local Land Charges Register.

Inspection of the Planning Register.

Inspection of the Local or Unitary Development Plans.

Inspection of the Register of Adopted Highways.

Inspection of the Councils Transport & Policies Program.

Inspection of the Local and/or County Council websites.

Inspection of Government/Environment Agency websites.

Enquiries made verbally to a member of the Council.

Enquiries made of an Internal Proprietary Database (IPD).

Inspection of the Enforcement, Stop and breech of Conditions Register.

Inspection of the Tree Preservation Order Register.

Inspection of the Conservation Order Register.

Inspection of the Contaminated Land Register.

Inspection of Ordnance Survey Mapping

Radon Data Source: Groundsure Ltd.

https://www.gov.uk/government/collections/community-infrastructure-levy-appeal-decisions

http://CiL.quod.com

Additional Information

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 Unitary Development Plans, the Register of Adopted Highways, the councils Transport Policies Programme, the local and/or county websites. If you wish to obtain copies of any documents you should submit a written application to the council offices detailed above.

TERMS AND CONDITIONS – Personal Local Authority Searches
For the purposes of these terms and conditions any references to 'the company' means Conveyancing Data Services (CDS) or the compiler shown on the front page and any third party organisations, search agencies, associates, partners or employees used during the course of legitimate business.

1. The company provides information and services relating to property searches carried out on properties in England and Wales only. In providing search reports and services we will comply with the Search Code.
2. Search requests made via CDS Online must include full postal address. Should no location plan be included, the company will not accept responsibility for any errors or omissions in the results of the search.
3. 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.
4. 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.
5. 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.
6. Where information has been sourced from additional sources, the company will inform you of these sources within the report.
7. Where additional information forms an essential part of a search, it is the obligation of the client to inform the company at the outset.
8. 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.
9. 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.
10. 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.
11. 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.
12. The company aims to return all search results within five 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.
13. Search Reports can be downloaded from the CDS Online web site.
14. 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 through the company's Professional Indemnity policy.
15. 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.
16. 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.
17. Search Reports remain the property of the company until all agreed terms have been fulfilled.
18. The company reserves the right to withhold results until payment has been received.
19. All information held by the company is covered by the Data Protection Act 2018 which include provision for compliance with the General Data Protection Regulations (GDPR). Our Privacy Policy explains how we store, protect and use your personal data and can be viewed at http://www.conveyancingdata.com/pub/privacy_statement_final_for_cd.pdf.
20. Each search is deemed to be an individual contract governed by English Law.
21. 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.
22. Independent dispute resolution. If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website 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.
23. The company's complaints procedure is shown below.

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by **Conveyancing Data Services (1200 Delta Business Park, Swindon, Wiltshire, SN5 7XZ. T: 0118 9690839)** 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 have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual 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
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: Claire Masters, Head of Search Production. Conveyancing Data Services, 1200 Delta Business Park, Swindon, SN5 7XZ. T:0118 9690839. Email: info@conveyancingdata.com.

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

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

Case/Search Number: 3482213

SEARCH REPORT INSURANCE POLICY

Residential

Form No.: **SRIP 07/24 (Rv2)**
Policy Issuer: **Conveyancing Data Services**
Policy Number: **SRIP (E&W) 60-076-** 3482213

This policy

This policy has been issued by the ***Policy Issuer***, on ***Our*** behalf, when issuing the ***Search Report***.

This policy is the entire contract between ***You*** and ***Us***, and is effective from the ***Policy Date***.

The insurance given under this policy is a contract of indemnity against actual monetary loss and is subject to all of the terms, conditions, and exclusions contained or referred to within this policy.

The words in bold italics have the meanings set out within this policy.

Our, ***Us*** and ***We*** mean First Title Insurance plc, company registration number 01112603.

What this policy covers

We indemnify ***You***, subject to the terms and conditions of this policy against ***Actual Loss***, not exceeding the ***Maximum Limit of Indemnity***, that ***You*** suffer following exchange of contracts in respect of the **Purchase** as a result of an ***Adverse Entry***.

An ***Adverse Entry*** means any ***Matter(s)*** having a detrimental effect on the ***Market Value*** of the ***Property***, that was not disclosed in the ***Search Report*** but either would have been disclosed by an ***Official Local Authority Search Result*** against the ***Property*** on the ***Policy Date*** or was, or should have been, contained in the records/registers of the ***Appropriate Body*** at the ***Policy Date*** and should have been disclosed by an ***Official Local Authority Search Result*** against the ***Property*** on the ***Policy Date***. This includes where the ***Appropriate Body***'s registers and information and/or the answers provided by the ***Appropriate Body*** for the purposes of the ***Search Report*** were incorrect as at the ***Policy Date*** due to the ***Appropriate Body***'s error or omission.

Actual Loss means:

- where ***You*** are the ***Buyer***:
  - the difference between:
    I. the price ***You*** actually paid for the ***Property*** or the ***Market Value*** of the ***Property*** as at the ***Policy Date*** assuming there is no ***Adverse Entry***, whichever is the lesser; and
    II. the ***Market Value*** of the ***Property*** at the ***Policy Date*** as reduced by the ***Adverse Entry***; and/or
  - the cost of demolishing, altering or reinstating any part of the ***Property*** to comply with an ***Order***; and/or
  - if applicable and if approved by ***Us***, the costs of a builder/contractor and materials in respect of carrying out any required works in respect of the ***Adverse Entry***; and/or
  - all sums ***You*** are legally liable to pay pursuant to or as a result of an ***Order*** or in respect of an ***Adverse Entry***; and/or
  - the shortfall in the repayment of any loan or other financial liabilities that are secured against the ***Property*** when ***You*** sell the ***Property***, such shortfall being a direct result of an ***Adverse Entry***; and/or
  - where the ***Adverse Entry*** relates to a financial charge or liability, the amount of that charge or liability.
- where ***You*** are the ***Lender***:
  - a shortfall in the repayment of the outstanding loan amount upon sale of the ***Property*** by ***You***, which arises directly as a result of an ***Adverse Entry***.

The ***Maximum Limit of Indemnity*** under this policy is £2,000,000.

Who this policy covers

This policy only insures ***You***, meaning:

- the ***Buyer***: the person or persons who has/have ***Purchased*** the ***Property*** in reliance upon the ***Search Report***; and/or
- the ***Lender***: the person or body who has loaned the ***Buyer*** money, in return for the loan being secured against the ***Property***;

as applicable in the context, and ***Your*** has a similar meaning.

First Title Insurance plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.
First Title Insurance plc, Registered in England No. 1112603. Registered Address: 42 Trinity Square, London EC3N 4DJ.

Apart from ***Us***, only ***You*** may enforce all or any part of this policy and the rights and interests arising from or connected with it. This means that the Contracts (Rights of Third Parties) Act 1999 does not apply to this policy in relation to any third party rights or interest. This means that this policy does not insure any person ***Purchasing*** the ***Property*** from ***You*** or their lender.

Your rights and interests under this policy shall not be prejudiced by any act or omission of any other party who is insured under this policy.

What this policy excludes

We do not insure ***You***, and will have no obligation to indemnify ***You*** for ***Actual Loss***, in relation to any and/or all risks/matters, including but not limited to an ***Adverse Entry***, that:

- ***You*** create, allow or agree to at any time; and/or
- are ***Known*** to ***You*** but not to ***Us*** on or before the ***Policy Date*** or the date contracts are exchanged in respect of the ***Purchase***, whichever is the later; and/or
- do not cause ***You*** any ***Actual Loss***; and/or
- occur or come into existence after the ***Policy Date***; and/or
- are created by an error or omission of the ***Policy Issuer*** or the private search provider who obtained the information for the ***Search Report*** for the ***Policy Issuer***, if applicable; and/or
- are disclosed to ***You*** during negotiation, correspondence, in reply to enquiries before contract or as a result of a subsequent search of matters affecting the ***Property*** which has been carried out prior to ***You*** being legally obliged to ***Purchase*** the ***Property*** or, in relation to the ***Lender***, the loan being advanced; and/or
- would be dealt with under a buildings and/or contents insurance policy; and/or
- relate to, arise from and/or are exacerbated by ***You*** communicating the existence of the terms of this policy to anyone (other than ***Your*** adviser) without ***Our*** prior written permission.

In the event of a claim

You must notify ***Us*** in writing, using either of the methods set out below in the ***Contacting Us*** section, as soon as possible, and in any event within 10 days, after ***You*** become aware of any claim, circumstance or matter which might entitle ***You*** to make a claim under this policy. For the avoidance of doubt, notification must be sent even if ***Actual Loss*** has not at that time been incurred or calculated. The notification must contain details of the claim, circumstance or matter.

We will require a copy of the ***Search Report*** together with evidence to show that the ***Adverse Entry*** either would have been disclosed by an ***Official Local Authority Search Result*** against the ***Property*** on the ***Policy Date*** or was, or should have been, contained in the records/registers of the ***Appropriate Body*** at the ***Policy Date*** and should have been disclosed by an ***Official Local Authority Search Result*** against the ***Property*** on the ***Policy Date***.

You must co-operate with ***Us*** fully in relation to this policy, and not do anything or fail to do anything that adversely affects ***Our*** ability to attend to the claim and/or dispute or defend any challenge or claim or to commence any action against other persons.

You must, within 90 days of notifying ***Us*** of the claim, circumstance or matter, provide ***Us*** with a written statement detailing the amount of ***Your Actual Loss*** and the method that ***You*** used to compute that amount.

Our obligations in the event of a claim

In the event of a notification of a claim, circumstance or matter which might entitle ***You*** to make a claim under this policy or if ***We*** become aware of an ***Adverse Entry***, ***We*** will, if ***We*** accept the claim, and subject to the terms and conditions of this policy and as the circumstances may require, do any one or more of the following:

- pay or otherwise settle with ***You*** the amount of ***Your Actual Loss***, not to exceed the ***Maximum Limit of Indemnity***, that ***You*** have incurred as a result of the ***Adverse Entry***, and any ***Authorised Expenses***, if applicable;
- in relation to the ***Lender***, ***We*** may purchase the debt from ***You*** by paying to ***You*** the amount of the loan that is outstanding together with any interest and ***Authorised Expenses***, if applicable. In these circumstances, ***You*** must transfer or assign the loan and charge that is secured against the ***Property*** together with any collateral securities and credit enhancements to ***Us*** on receipt of payment and give all necessary notices of that transfer or assignment;
- pay or otherwise settle any claim with other parties for or in ***Your*** name together with any ***Authorised Expenses***, if applicable;
- at ***Our*** absolute discretion, take any action in order to mitigate, reduce or eradicate ***Actual Loss*** or resolve the claim, or defend ***You***, including but not limited to in litigation, in relation to the ***Adverse Entry***. ***We*** will pay any and all costs that ***We*** incur in that defence and shall act without unreasonable delay. ***We*** can end this duty to defend at any time;

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- at ***Our*** absolute discretion, indemnify ***You*** for the costs of a builder/contractor and materials in respect of carrying out any required works that are reasonable and necessary in order to resolve a claim and/or remove/minimise ***Actual Loss.*** If ***We*** exercise this option and request ***You*** to, ***You*** will promptly obtain and provide ***Us*** with quotes and terms and conditions from 3 reputable builders/contractors who are unconnected with ***You*** for carrying out the works. ***You*** will promptly appoint the builder/contractor chosen by ***You*** with ***Our*** prior written consent and arrange for the required works to be carried out. The builder/contractor shall be instructed solely by and act on behalf of and pursuant to ***Your*** instructions. ***You*** shall include in ***Your*** instructions to the builder/contractor any reasonable requirements that ***We*** may have and shall obtain ***Our*** prior written consent, which shall not be unreasonably withheld, to any changes to the fees/costs, any proposed contact with the neighbour(s), and/or any changes to the works to be carried out or the manner in which they are to be carried out. ***You*** shall not disclose the existence of the policy to the builder/contractor without ***Our*** prior written consent. ***You*** shall promptly forward the builder's/contractor's invoices (which are made out to ***You***) to ***Us*** for payment, Any such payment(s) by ***Us*** shall be to ***You*** and ***You*** shall be responsible for the onward payment to the builder/contractor.

We will be entitled to select the lawyer, surveyor and/or valuer to act and ***We*** will not be liable for and will not pay the fees of any other lawyer, surveyor and/or valuer.

We may pursue any litigation (including appeals) to final determination by a court and reserve the right at ***Our*** sole discretion to appeal any judgment or ***Order***.

We will keep ***You*** up to date on all matters arising under a claim.

When the extent of ***Your Actual Loss*** and ***Our*** liability under this policy have been finally determined, ***We*** will pay that amount within 30 days of ***Our*** determination.

Limitation and reduction of *Our* liability

We will not be liable to indemnify ***You***:

- if ***We*** remove any matter giving rise to ***Your*** claim under this policy in a reasonably diligent manner by any method, including litigation; and/or
- if ***We*** have taken any of the actions set out in the ***Our obligations in the event of a claim*** section; and/or
- until litigation, including appeals, in relation to a claim conducted by ***Us*** (or by ***You*** with ***Our*** authorisation) has been finally determined by a court; and/or
- for liability voluntarily assumed by ***You*** in negotiating or settling any claim or litigation without ***Our*** prior written consent.

Our obligations to ***You*** under this policy may be reduced in part or in whole if ***You*** refuse to co-operate with ***Us*** and any of ***Your*** actions or omissions adversely affects ***Our*** ability to attend to the claim and/or dispute or defend any challenge or claim or to commence any action against other persons. ***We*** reserve the right to recover any sums that ***We*** have paid out under this policy from ***You*** in such an event.

You must comply with all of the terms and conditions contained or referred to in this policy. Failure to comply may result in ***Us*** rejecting or withdrawing from a claim made by ***You*** under it.

You must obtain ***Our*** prior written consent before discussing the existence or terms of this policy, other than with the ***Lender*** and ***Your*** adviser

The amount of indemnity cover payable by ***Us*** under this policy will be reduced or terminated (as the case may be) by any and/or all of the following:

- all payments under this policy, except for ***Authorised Expenses***;
- the payment by any person of all or part of the debt or any other obligation secured by a mortgage or other charge over the ***Property*** or any voluntary, partial or full satisfaction or release of such mortgage or charge to the extent of the satisfaction or release;
- the amount by which ***Your*** acts or omissions have increased ***Our*** liability or reduced ***Our*** ability to recover amounts from third parties.

Subrogation

If ***We*** agree to indemnify or defend ***You*** under this policy in respect of any claim then, regardless of whether or not actual payment has been made, ***We*** will immediately be subrogated to any rights, contractual or otherwise, which ***You*** may have in connection with that claim, the mortgage or the ***Property***. If ***We*** ask, ***You*** must transfer to ***Us*** all of ***Your*** rights and remedies against any person or property that, in ***Our*** opinion, might be necessary to perfect this right of subrogation.

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Governing law and jurisdiction

This policy will be governed by the law of England and Wales and the courts of England and Wales.

Cancelling this policy

It is not possible to cancel this policy as it insures more than one party. See IPID document for further information. No refund of premium will be payable in any circumstance.

Privacy Policy

Our privacy notice reflects how ***We*** use ***Your*** personal data in accordance with the General Data Protection Regulation from 25th May 2018. The details of the privacy notice can be found here or if ***You*** wish to view the privacy notice on ***Our*** website at www.firsttitle.co.uk/privacy.

Complaints

We intend to give ***You*** the best possible service but if ***You*** do have any questions or concerns about this policy or the handling of a claim, ***You*** should, in the first instance, contact ***Our*** Compliance Department:

- by post, to ***Our*** registered office (which as at the ***Policy Date*** is 42 Trinity Square, London EC3N 4DJ); Please mark the letter for the attention of Complaints and/or
- by e-mail, to- complaints@firsttitle.co.uk.

To assist a quick and efficient response, please ensure that the letter/e-mail includes the form number and policy number (both of which are located at the top of this policy), the ***Policy Date***, the name of the ***Policy Issuer*** and the ***Property*** address.

For further information visit: www.firsttitle.co.uk/about/customer-complaints. Details of ***Our*** internal complaint-handling procedures are available on request.

You have the right, in the event that it is not possible to reach an agreement, to make an appeal to the Financial Ombudsman Service, whose current contact details are: Exchange Tower, London E14 9SR. Telephone: 0800 023 4567 or 0300 123 9123. There are some instances where the Financial Ombudsman Service cannot consider ***Your*** complaint. Making a complaint will not prejudice ***Your*** right to take legal proceedings.

The above complaints procedure is in addition to ***Your*** statutory rights as a consumer, if applicable. For further information about ***Your*** statutory rights please contact the relevant local authority Trading Standards Service or the Citizens Advice Bureau.

Financial Services Compensation Scheme

We are covered by the Financial Services Compensation Scheme (***FSCS***). ***You*** may be entitled to compensation from the scheme in the unlikely event that ***We*** cannot meet ***Our*** financial responsibilities. The ***FSCS*** will meet 90% of ***Your*** claim, without any upper limit. Further information about compensation scheme arrangements can be obtained from the ***FSCS*** at www.fscs.org.uk or by telephoning 0800 678 1100 or 020 7741 4100.

Contacting *Us*

We can be contacted via the following methods:

- by post, to ***Our*** registered office (which as at the ***Policy Date*** is 42 Trinity Square, London EC3N 4DJ). For further information please visit https://www.firsttitle.co.uk/claims. Please mark the letter for the attention of the Claims Department; and/or
- by e-mail, to schemes@firsttitle.co.uk.

You must ensure that the letter/e-mail includes the form number and policy number (both of which are located at the top of this policy), the ***Policy Date***, the name of the ***Policy Issuer*** and the ***Property*** address.

Regulation

We are authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority under register number 202103.

First Title Insurance plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.
First Title Insurance plc, Registered in England No. 1112603. Registered Address: 42 Trinity Square, London EC3N 4DJ.

Definitions and interpretation

In addition to the definitions set out above, the words in bold and italics have the meanings set out below:

Appropriate Body	a local authority or other public body responsible for maintaining the registers and information that relate to Forms LLC1 and Part 1 (Standard Enquiries) of Form CON29 (Law Society Copyright, as amended).
Authorised Expenses	any costs, legal fees and expenses other than ***Actual Loss*** that ***We*** are obliged to pay under this policy and have approved in writing.
Known	having actual knowledge and not constructive knowledge or notice which may be imputed by matters appearing in public records established by local government or other relevant public bodies or from one of the other insured parties under this policy.
Market Value	the average of two valuations of the market value carried out by independent and suitably qualified valuers appointed respectively by ***You*** and ***Us***.
Matter(s)	any matter(s) relating to the question(s)/matter(s) set out in Forms LLC1 and/or Part 1 (Standard Enquiries) of Form CON29 (Law Society Copyright, as amended) that was known to the ***Appropriate Body***, or in their records/registers, as at ***Policy Date***.
Official Local Authority Search Result	direct responses from an ***Appropriate Body*** to an application made to it under Forms LLC1 and Part 1 (Standard Enquiries) of Form CON29 (Law Society Copyright, as amended).
Order	a final order of a court of competent jurisdiction, local authority or other public body made in respect of an ***Adverse Entry***.
Policy Date	the date the ***Search Report*** is dated.
Property	the single private property specified in the ***Search Report***, that is ***Residential***, located in England or Wales and in existence as at the ***Policy Date*** and which shall continue to be used for ***Residential*** purposes.
Purchase, ***Purchasing***	buying the freehold and/or leasehold estate in the ***Property***.
Purchased	bought the freehold and/or leasehold estate in the ***Property***.
Residential	designed for people to live in.
Search Report	the report relating to the ***Property*** that has been issued by the ***Policy Issuer*** and provides responses to the questions and information requested in Forms LLC1 and Part 1 (Standard Enquiries) of Form CON29 (Law Society Copyright, as amended).

The headings used in this policy are for ease of reference only and shall not affect the interpretation or construction of this policy.

In the event that any provision of this policy is held to be invalid or unenforceable under any law, that provision may be ignored so that the rest of this policy remains valid and enforceable.

Signed on behalf of
First Title Insurance plc

by _____

Authorised Signatory

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Conveyancing Data Services
1200 Delta Business Park
Swindon
Wiltshire
SN5 7XZ

The Financial Conduct Authority ("FCA"). The FCA is responsible for the conduct of firms in relation to their customers in the UK. They focus mainly on protecting consumers and ensuring areas, such as Treating Customers Fairly (TCF), are embedded within all firms.

The FCA regulations require us to give you this document. Use this information to decide if our services are right for you.

Whose products do we offer? We only offer title indemnity insurance products from First Title Insurance plc.

What service will we provide you? You will not receive advice or a recommendation from us regarding title indemnity insurance policies.

What will you have to pay us for our services? There is no fee payable to us for organising the title indemnity insurance.

Do we receive commission for our services? We arrange the policy with the insurer on your behalf. We receive commission from the insurer, which is a percentage of the total premium.

Who regulates us? Conveyancing Data Services is a trading name of TM Property Searches Ltd an appointed representative of First Title Insurance plc, which is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. TM Property Searches Ltd Reference number is 477275. You can check this on the FCA's Register by visiting the FCA's website https://register.fca.org.uk/s/ or by contacting the FCA on 0800 111 6768.

Title Indemnity Insurance Policies – Demands and Needs

This product meets the demands and needs of those who wish to ensure that their property title indemnity insurance requirements are met now and in the future.

The title indemnity insurance policy products from First Title Insurance plc only cover actual loss as described in the respective policy terms and conditions.

We only deal with First Title Insurance plc for title indemnity insurance policies. First Title Insurance plc being an insurance company authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

Please also refer to the attached policy and retain these documents for future reference.

Insurance Product Information Document
Legal Indemnity Insurance

Insurer: First Title Insurance plc **Product: Search Report Insurance**

First Title Insurance plc is the Insurer for your Policy and is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority with reference number 202103. First Title Insurance plc is registered in England under company number 01112603. Registered office: 42 Trinity Square, London EC3N 4DJ.

This Insurance Product Information Document outlines some important features of the insurance Policy the Insured has been offered. It does not contain the whole terms and conditions, it is not part of the Policy and it does not commit us to provide insurance on these or any other terms. It is important that this is read in conjunction with the pre-contractual documentation and the Policy itself. All terms with capitalised first letters refer to terms defined within the Policy.

What is this type of insurance? Search Report Insurance - Residential

What is insured?

- ✓ The Buyer and/or the Lender are covered for Actual Loss up to £2,000,000.00.
- ✓ Authorised Expenses are also covered in addition to the Policy Amount.
- ✓ Payment of claims will be made within 30 days of determination of the extent of Actual Loss and First Title Insurance plc's liability under the policy.
- ✓ The risk insured is:
  Actual Loss that You suffer following exchange of contracts in respect of the Purchase as a result of an Adverse Entry.
  An Adverse Entry means any Matter(s) having a detrimental effect on the Market Value of the Property, that was not disclosed in the Search Report but either would have been disclosed by an Official Local Authority Search Result against the Property on the Policy Date or was, or should have been, contained in the records/registers of the Appropriate Body at the Policy Date and should have been disclosed by an Official Local Authority Search Result against the Property on the Policy Date. This includes where the Appropriate Body's registers and information and/or the answers provided by the Appropriate Body for the purposes of the Search Report were incorrect as at the Policy Date due to the Appropriate Body's error or omission.
- ✓ The policy also provides additional comfort for Insured parties as the interest of any Insured will not be prejudiced by any act or default by any other Insured which might otherwise invalidate or reduce the indemnity provided by the policy.

What is not insured?

First Title Insurance plc will not indemnify an Insured against Actual Loss, will not be obliged to take any action, will not have a duty to defend and will not be obliged to pay Authorised Expenses in relation to risks/matters that are not an Adverse Entry, are not referred to within an Official Local Authority Search Result and/or risks/matters or an Adverse Entry that:

- × You create, allow or agree to at any time;
- × Are Known to You but not to First Title Insurance plc on or before the Policy Date or the date contracts are exchanges in respect of the Purchase, whichever is the later;
- × Do not cause You any Actual Loss;
- × Occur or come into existence after the Policy Date;
- × Are created by an error or omission of the Policy Issuer or the private search provider who obtained the information for the Search Report for the Policy Issuer (if applicable);
- × Are disclosed to You during negotiation, correspondence, in reply to enquiries before contract or as a result of a subsequent search of matters affecting the Property which has been carried out prior to You being legally obliged to Purchase the Property (or in relation to the Lender, the loan being advanced);
- × Would be dealt with under a buildings and/or contents insurance policy;
- × Relate to, arise from and/or are exacerbated by You communicating the existence of the terms of this policy to anyone (other than Your adviser) without First Title Insurance plc's prior written permission;
- × Result from any fees incurred by a lawyer and/or a surveyor and/or valuer instructed by anyone other than First Title Insurance plc.

First Title Insurance plc will not indemnify an Insured against Actual Loss, will not have a duty to defend and will not be obliged to pay Authorised Expenses where the Property is not Residential.

Are there any restrictions on cover?

! First Title Insurance plc will not be liable or its liability may be reduced in part or in whole in the event that:

- ! You do not have an insurable interest in the Property (i.e. exchange of contracts has not taken place);
- ! You voluntarily assume liability in negotiating or settling any claim or litigation without First Title Insurance plc's prior written consent;

Case/Search Number: 3482213

- ! You refuse to co-operate with First Title Insurance plc;
- ! You fail to comply with all of the terms and conditions contained or referred to in the policy;
- ! Your actions or omissions adversely affect First Title Insurance plc's ability to attend to the claim and/or dispute or defend any challenge or claim or to commence any action against other persons (a right of recovery is reserved in respect of any sums paid out in such instances);
- ! Your acts or omissions increase First Title Insurance plc's liability or reduce First Title Insurance plc's ability to recover amounts from third parties;
- ! the use of the Property is not as a single private residential property;

! First Title Insurance plc's maximum liability under the policy will be:

- ! £2,000,000.00; and
- ! Authorised Expenses.

Where am I covered?

✓ The coverage is for (continued) residential use of the single private residential property specified in the Search Report that is located in England or Wales and in existence at the Policy Date.

What are my obligations?

– You must :

- – continue to use the Property for residential purposes;
- – notify First Title Insurance plc in writing, as soon as possible (and in any event within 10 days) of becoming aware of any claim, circumstance or matter which might entitle You to make a claim under the policy;
- – produce a copy of the Search Report together with evidence to show that the Adverse Entry either would have been disclosed by an Official Local Authority Search Result against the Property on the Policy Date or was, or should have been, contained in the records/registers of the Appropriate Body at the Policy Date and should have been disclosed by an Official Local Authority Search Result against the Property on the Policy Date;
- – co-operate with First Title Insurance plc in respect of any action which First Title Insurance plc takes or wishes to take under the policy;
- – not do anything or fail to do anything that adversely affects First Title Insurance plc's ability to attend to a claim and/or dispute or defend any challenge or commence any action against other persons;
- – transfer all rights and remedies against any person or property which, in First Title Insurance plc's opinion might be necessary to perfect any right of subrogation;
- – in the case of the Lender, if requested, transfer or assign the loan and charge that is secured against the Property together with any collateral securities and credit enhancements to First Title Insurance plc (and give all necessary notices of that transfer or assignment), following payment of the Actual Loss;
- – not assume any liabilities by negotiation or settling any claim or litigation without First Title Insurance plc's prior written consent;
- – permit First Title Insurance plc to use Your name in respect of the payment or other settlement of any claim;
- – within 90 days of notifying First Title Insurance plc of a claim, circumstance or matter, provide a written statement to First Title Insurance plc detailing the amount of Your Actual Loss and the method used to compute that amount;
- – comply with all of the terms, conditions and provisions of the policy at all times.

When and how do I pay?

This policy is provided by the Policy Issuer as part of its service at no cost to You.

When does the cover start and end?

The coverage starts on the Policy Date (being the date on which the Search Report was prepared) and its term is the duration of Your relevant interest in the Property.

How do I cancel the contract?

Because the interests of a number of parties may be protected at the same time by the policy, it is not possible to cancel this insurance. No refund of premium will be payable in any circumstance.

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Conveyancing Data Services Ltd
part of tmgroup

Residential

Regulated Water & Drainage Report

Date of Order: 16/09/2026
Date Search Entered: 21/09/2026
Case Number: 3482214
Client Reference: 29594579 - JO3063-0002

PROPERTY MADE SUBJECT TO SEARCH
119B WOOD ROAD
PONTYPRIDD
MID GLAMORGAN
CF37 1RJ

CLIENT DETAILS
Spicketts Battrick Law Practice
54-56 ALBANY ROAD
CF24 3RR

SEWERAGE UNDERTAKER
Dwr Cymru/Welsh Water
Developer Services Fortran Road
CAERDYDD
CF30 0EH

Report Summary	
Q1.2: Does foul drainage from the property drain to a public sewer?	YES
Q1.3: Does surface water from the property drain to a public sewer?	YES
Q1.4: Is any sewer serving or which is proposed to serve the property subject of a current statutory adoption agreement or an application for such an agreement?	NO
Q2.1: Does the public sewer map show any public sewer within the boundary of the property?	Refer to detailed response
Q3.3: Is the property connected to mains water supply?	YES

COMPILED & SUPPLIED BY:
Conveyancing Data Services Ltd. 1200 Delta Business Park, Swindon, Wiltshire, SN5 7XZ
T: 0118 9690839
Company Reg No: 07159470
VAT Reg No: 988993907

Partner

searchcode

The Property Ombudsman
Consumer Redress

1.1 Q: Is a plan showing the nearest public sewers provided?
A: A copy of an extract of the public sewer map is included. It will only show public sewers within the vicinity of the subject of this search.

Notes: The Water Company is not responsible for private drains and sewers that connect the property to the public sewerage system and does not hold details of these; therefore they are not shown on the plan. Section 104 sewers are not shown on the plan.

1.2 Q: Does foul drainage from the property drain to a public sewer?
A: YES. The public records indicate that foul water from the property drains to a public sewer.

Notes: 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. The water company is not responsible for the drains and sewers that connect the property to the public sewerage system, and do not hold the 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 a private sewer serves the property. These may pass through land outside of the control of the seller; the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

1.3 Q: Does surface water from the property drain to a public sewer?
A: YES. The public records indicate that surface water from the property drains to a public sewer.

Notes: In some cases the water company's 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 water company. The water company is not responsible for the drains and sewers that connect the property to the public sewerage system, and do not hold the 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 a private sewer serves the property. These may pass through land outside of the control of the seller; the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

1.4 Q: Is any sewer serving or which is proposed to serve the property subject of a current statutory adoption agreement or an application for such an agreement?
A: NO. The water companys records indicate that the sewers serving the development of which this property forms part of are not the subject of an application for adoption under Section 104 of the Water Industry Act 1991. Where the property is part of an established development it would not normally be subject to an adoption agreement.

Notes: SECTION 104 AGREEMENT – An agreement made between a housing developer and the sewerage undertaker, under section 104 of the Water Industry Act 1991, for the adoption of sewers intended to serve a new development. A bond to guarantee proper performance by the developer of their obligations often supports the agreement. Where the property is part of a very recent or ongoing development and the sewers are not the subjects 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. Where the property is part of an established development it would not normally be subject to an adoption agreement under section 104 of the Water Industry Act 1991.

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

A: We are not aware of any public sewers within the boundary of the property. However, from the 1st October 2011 there may be lateral drains and/or public sewers which are not recorded on the public sewer map but which may prevent or restrict development of the property.

Notes: The boundary of the property has been determined by reference to the Ordinance Survey record. The presence of a public sewer running within the boundary of the property may restrict further development; The water company has a statutory right of access to carry out works on its assets, subject to notice. This may result in employees of the water company or its contractors needing to enter the property to carry out work. A section 104 sewer record is not an 'as constructed' record. It is recommended that these details be checked with the developer.

2.2 Q: Does the public sewer map show any public sewer within 100ft (approximately 30m) of the property?

A: YES. The public sewer map indicates that there is a public sewer within 100ft of the property. It has not always been a requirement for all public sewers to be recorded on the public sewer map. It is therefore possible for unidentified public sewers to exist within 100ft of the boundary of the property.

Notes: The presence of a public sewer within 100 feet (approximately 30 metres) 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 centre of the property or land shown on the Ordinance Survey record. A section 104 sewer record is not an 'as constructed' record. It is recommended that these details be checked with the developer.

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

A: The water company's records indicate that there is not a statutory agreement or consent in respect of the building over a public sewer at this property. For historical reasons the water company may not be aware of some agreements or consents which have been entered into by the Local Authority. Please refer to vendor or precontract documents.

Notes: The erection of a building or structure is not permitted over water mains or public sewers, without a special agreement from the water company such as a 'building over agreement'. Any such building or structure might cause damage and would restrict or interfere with the undertaker's access to the apparatus for repair, inspection, maintenance or renewal. Please contact the water authority directly to obtain a copy of a building over agreement.

3.1 Q: Please advise who the sewerage undertaker is:
A: Dwr Cymru Cyf (Welsh Water).

Notes: The water company is not responsible for the drains and sewers that connect the property to the public sewerage system, and do not hold the 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 a private sewer serves the property. These may pass through land outside of the control of the seller; the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

3.2 Q: Which company supplies water to the area?
A: Dwr Cymru Cyf (Welsh Water).

Notes: The water company is not responsible for private supply pipes connecting the property to the public water main and does not hold details of these. These may pass through land outside of the control of the seller; the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

3.3 Q: Is the property connected to mains water supply?
A: YES. The public records indicate that the property is connected to a mains water supply.

3.4 Q: Does the map of the waterworks show any vested water mains or assets within the boundary of the property?
A: We are not aware of any vested water mains within the boundary of the property.

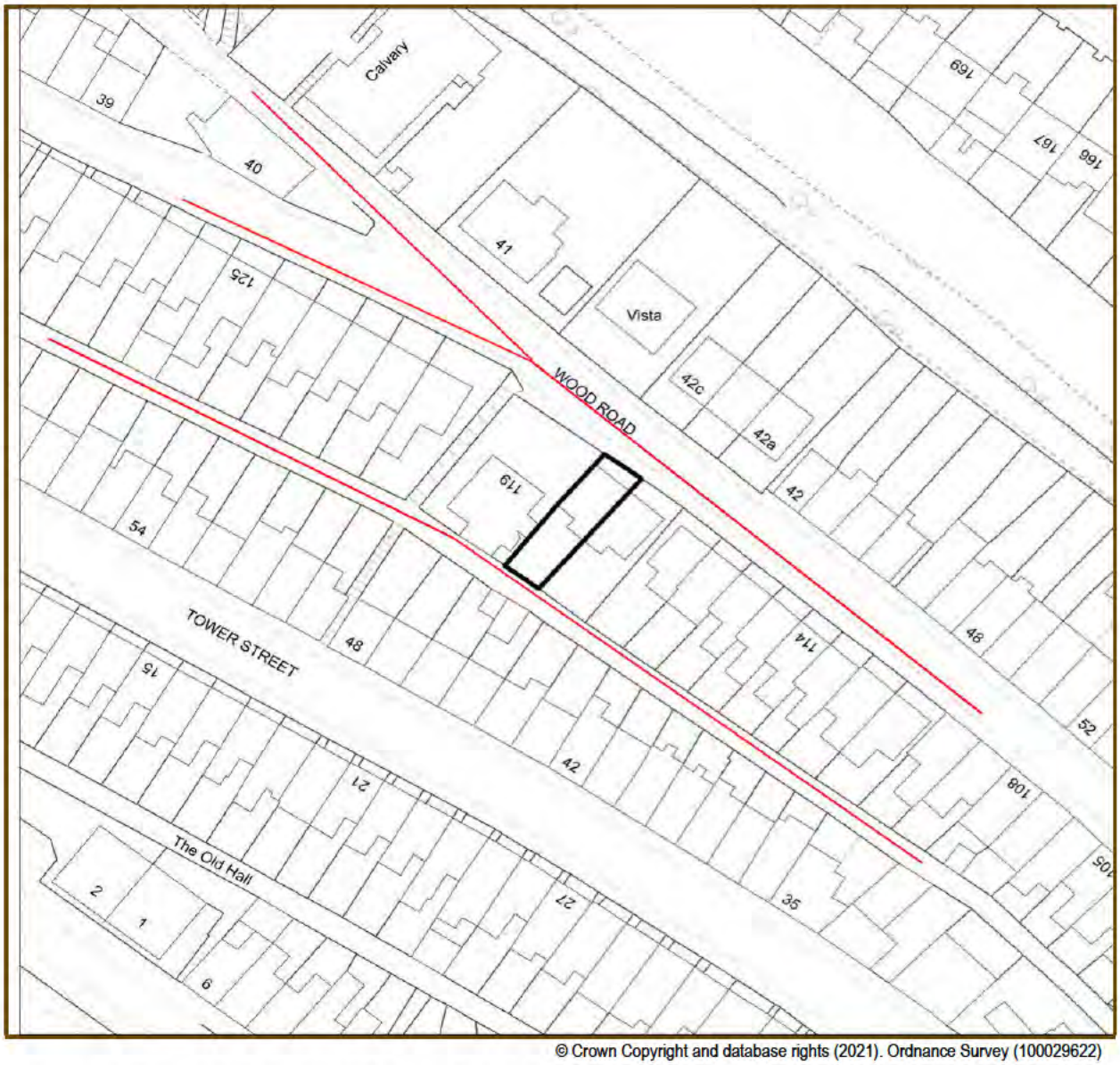
Notes: The boundary of the property has been determined by reference to the Ordinance Survey record. The presence of a vested water main within the boundary of the property may restrict further development within it. The water company has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the water company or its contractors needing to enter the property to carry out work.

4.1 Q: What is the basis for charging for water supply and sewerage at this property?
A: Please refer to vendor or pre-contract documents.

Disclaimer:

The responses provided in this report are based on information obtained through a visual inspection of drainage assets as supplied by the relevant provider for this coverage area. Conveyancing Data Services has made reasonable efforts to ensure the accuracy of this information but provides it subject to the following conditions: Private sewers, private water pipes and sewers subject to a section 104 agreement are not shown on this plan. Pipes and drainage connections may not be shown. We are not, in any way, liable for inaccuracies or omissions in the information provided to us by the water company in reference to the sewerage and water pipes. We are not, in any way, liable for inaccuracies or omissions in the information provided by Ordinance Survey in reference to the location of buildings and their boundaries. Conveyancing Data Services is not responsible, in any way, for the installation, maintenance or upkeep of any the pipelines mentioned in this report or the provision of drainage and/or water services. Any queries relating to these matters should be directed to the company(s) identified in replies 3.1 and 3.2.

From 1st October 2011, ownership of private lateral drains and sewers has changed as per The Water Industry Regulations 2011 (Schemes for Adoption of Private Sewers). The copy of the Public Sewer Map may not yet reflect these changes.



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Information in this map is taken from the Public Sewer Map and is provided for identification purposes only. The Water Companies offer no warranty to its accuracy. If you are considering any form of building works and pipes are shown in or near the boundary of the property, a surveyor should plot its exact position prior to purchase.

Sewer Key

Where a plan of the nearest public sewers has been included within the report, the colourkey is as below:

- Public Combined Sewer
- Public Surface Water Sewer
- Public Foul Sewer
- Sewer Publicly Maintained Under Section 24 Public Health Act 1936
- Abandoned Public Sewers
- Manhole (if applicable but not always displayed on the public sewer map)

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Conveyancing Data Services Ltd (1200 Delta Business Park, Swindon, Wiltshire, SN5 7XZ. T: 0118 9690839) 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 have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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

The Code's core principles
Firms which subscribe to the Search Code will:

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

COMPLAINTS
If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual 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
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: Claire Masters, Head of Search Production. Conveyancing Data Services Ltd, 1200 Delta Business Park, Swindon, Wiltshire, SN5 7XZ. T:0118 9690839. Email: info@conveyancingdata.com.

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

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

TERMS AND CONDITIONS

Conveyancing Data Services, as part of its core business activities, supplies a range of conveyancing and company search reports for its clients on the Conditions set out below. These Conditions cannot be varied unless agreed in writing by a director of Conveyancing Data Services.

1. DEFINITIONS AND INTERPRETATION

1.1 In these Conditions the following words shall have the meanings set opposite them:
"Conveyancing Data Services Report" means any Report that we produce on your behalf.
"Charges" means our charges for providing the Services, which will be notified to you on the Order Form. "Confirmation of Order" means either when we confirm acceptance of your Order whether by telephone, facsimile or electronic means or when we supply you with the Report, whichever occurs first.
"Intellectual Property Rights" means any enforceable intellectual property right including without limitation copyright, database right, trademark, patent, trade secret or design right.
"Order" means your request for us to provide the Services, which you place Online or by completing an Order Form and sending it to us by facsimile, post or by electronic means or orally confirming the details of the Order by telephone.
"Order Form" means our Order Form from time to time. "Property" means the property address or location for which you require a Report.
"Report" means any report (s) that you have asked us to deliver to you as detailed in the Order Form whether an Conveyancing Data Services Report or a Third Party Report.
"Third Party Report" means any Report that we procure from a third party on your behalf.
"Services" means our delivery of Reports to you.
"Us" "we" "our" means Conveyancing Data Services Limited whose registered office is at 1200 Delta Business Park, Swindon, Wiltshire, SN5 7XZ
"Working Day" means Mondays to Fridays except bank and public holidays.
"You" "Your" means the person firm or company who instructs us to provide them with a Report either on their own behalf or as agent of the Client.

1.2 Headings used in these Conditions are for convenience only and shall not affect their interpretation.

1.3 If there is a conflict between an Order and the Conditions, the Order will prevail.

2. THE SERVICES

2.1 We will not be obliged to accept any Order and we may refuse to provide the Services at any time without giving any reason. No contract for Services will come into force until the Confirmation of Order.

2.2 Each Order if accepted by us will constitute a separate and severable contract.

2.3 We will use reasonable endeavours to ensure that the information contact within any Report is accurate at the date of its publication. You accept, however, that information on which any Report is based may be subject to change from the date of its publication and we cannot be held liable for failing to include or omit any information in the Report, which becomes publicly available after the date of publication.

2.4 Any indication that we may give as to the time in which we will deliver the Reports will be a good faith estimate only. We will use all reasonable endeavours to deliver the Reports within the time-scale that we have estimated. However, time of delivery of Reports is not of the essence.

2.5 Subject to anything else contained within these Conditions, all other warranties, conditions, terms, undertakings and obligations, whether express or implied are expressly excluded.

2.6 In providing search reports and services we will comply with the Search Code

3. CHARGES

3.1 Unless expressed otherwise, the Charges will include VAT at the applicable rate.

3.2 You will be primarily liable to pay us the Charges plus VAT. You will pay us the Charges within 14 days (unless shown otherwise) of the date of our invoice without deduction or set off. If you fail us the Charges in accordance with the payment terms set out in our invoice, we reserve the right to do one or more of the following:

3.2.1 Charge interest on the amount outstanding in accordance with the Late Payment of Commercial Debts (Interest) Act 1998 (as amended) from the date of the invoice until we receive full payment in cleared funds both before as well as after any judgement;

3.2.2 Suspend or terminate any Services that we have agreed to provide to you provided that any such suspension or termination shall not affect your liability to pay us such Charges as have accrued to us at the end of such suspension or termination.

4. YOUR OBLIGATIONS

4.1 You agree to ensure that the information that you supply to us in the Order including without limitation details of the Property is complete, accurate and up to date. You will notify us immediately you become aware of any inaccuracy contained within the Order.

4.2 You agree that any Report that we may deliver to you is deliver to you is delivered on the understanding that it is only for your use and for the purpose that you have disclosed to us.

4.3 You will procure that any client of yours for whom you place an Order accepts and agrees to be bound by these Conditions and any provisions contained within the Reports. You will on demand provide us with written confirmation of your compliance with this clause 4.3.

4.4 If there is any conflict between a provision of any Third Party Reports relating to your permitted use of the Reports and the corresponding provisions in these Conditions, the provisions of the Reports will prevail.

5. CANCELLATION

5.1 Should you wish to cancel or re-schedule an Order, you agree to give us as much notice (in writing) as is reasonably practicable. However, you will not be entitled to obtain a refund of the Charges if you cancel on or after the Confirmation Date.

5.2 Cancellation of an order will only be refunded if we have not incurred any costs for the order.

6. INTELLECTUAL PROPERTY RIGHTS

6.1 Any and all Intellectual Property Rights in the Conveyancing Data Services Reports shall vest in us and remain our property. We disclaim all proprietary rights including, without limitation, Intellectual Property Rights in Third Party Reports.

6.2 You will not acquire nor will you attempt to register any Intellectual Property Rights in any Reports whether on your own behalf or on behalf of any Client. You further agree not to use the Report in whole or part other than is expressly permitted by these Conditions.

7. LIMITATION OF LIABILITY

7.1 We cannot accept any liability for any error in a Report, which is based on any error or inaccuracy in a public register. Nor will we be liable for any information contained within a Report, which is based on information that we have obtained from a third party (not being information derived from the public register).

7.2 We cannot accept any responsibility for any inaccuracy or error in the Report that is based on incomplete or inaccurate information supplied by you.

7.3 Subject to any other provisions in these Conditions, we will not be liable to you for any loss, damages, costs or expenses caused directly or indirectly by a delay in Delivery (even if caused by our negligence).

7.4 We will not be liable for any loss of actual or anticipated profits or savings, loss of business, loss of opportunity or for any special, indirect or consequential loss whether arising from a breach of the Conditions or negligence in performing the Services even if we were advised of or knew of likelihood of such loss occurring.

7.5 We will not be liable for any failure to perform our services due to an event beyond our reasonable control.

7.6 Subject to the foregoing, our entire aggregate liability to you for direct loss arising from our being in breach of these Conditions or negligent in the course of performing the Services will not exceed £10,000,000 per claim.

8. FORCE MAJEURE

8.1 We will not be liable for any failure to perform the Services due to an event beyond our reasonable control. If our performance of the Services is delayed due to an event beyond our reasonable control, we will notify you promptly of the reason for such a delay and you agree to give us such an extension to perform the Services as is reasonable in the circumstances.

9. ASSIGNMENT

9.1 You may not assign, charge or transfer any of your obligations under the Conditions without our prior written consent.

9.2 We may assign and/or sub-contract any contract for Services at any time on notice to you.

10. GENERAL

10.1 These Conditions constitute the entire agreement between you and us in respect of the Services and supersede any earlier arrangements, understandings, promises, or agreements made between the parties in respect of the Services.

10.2 You acknowledge that in instructing us to provide the Services, you do not do so on the basis of any representation, warranty or provision not expressly contained within these Conditions.

10.3 If at any time, any one or more of these Conditions are held to be unenforceable, illegal or otherwise invalid in any respect, such enforceability, illegality or invalidity shall not affect the remaining Condition, which shall remain in full force and effect.

10.4 Any failure by us to enforce a breach of the Conditions by you will not be deemed to be a waiver of any subsequent breach of these Conditions that you may make.

10.5 Nothing in these Conditions shall be deemed to create or be deemed to create a partnership or joint venture between us and you or the relationship of principal and agent or employer and employee.

10.6 These Conditions will be governed exclusively by English law. You and we agree to submit exclusively to the jurisdiction of the English courts.

10.7 Independent dispute resolution. If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website 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.

10.8 The Company's complaints procedure is shown above.

10.9 All information held by the company is covered by the Data Protection Act 2018 which include provision for compliance with the General Data Protection Regulations (GDPR). Our Privacy Policy explains how we store, protect and use your personal data and can be viewed at http://www.conveyancingdata.com/pub/privacy_statement_final_for_cd.pdf.

Homescreen

119B, WOOD ROAD, PONTYPRIDD, CF37 1RJ

Reference: 29594576

Grid reference: 307936 189445

Your reference: 29594576

Date: 16 September 2026

Consultant's guidance and recommendations inside.

Customer Support
info@groundsure.com

Professional opinion

Key results

No significant environmental risks have been identified

Please review all report content, as relevance may vary depending on a client's specific circumstances.

Contaminated land	Passed	Page 2 →
Flooding	Negligible	Page 3 →



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Other results

Review recommendations

Ground stability	Identified	Page 5 →
Radon	Passed	Page 7 →
Planning constraints	Not identified	Page 8 →
Planning applications	Identified	Page 8 →
Energy	Identified	Page 9 →
Transportation	Identified	Page 10 →

A full assessment of these features is available in our Planning report and our Energy & Transportation report. Contact Groundsure or your search provider for further details.

Your site search is covered!

Need a more detailed breakdown of your screening results?

Homescreen runs initial screeners for Planning applications, Energy, and Transportation risks. To get a full data breakdown purchase one of our dedicated reports.
Purchase dedicated report

Have any questions? Please reach out to your search provider for more details on our report range.

Contaminated land liability

Passed

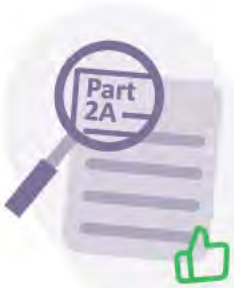
No significant concerns have been identified as a result of the contaminated land searches.

Past land use	Passed	Waste and landfill	Passed
Current/recent land use	Passed		

Next steps

Contaminated land liability

None required.



What is Part 2A and why does it matter?

The UK's historical industry can leave behind traces of contamination. To manage this, Part 2A of the Environmental Protection Act was established, a vital legal framework designed to identify and remediate land that poses a genuine risk to public health or the environment.

Flooding

Negligible

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

Section links

Building assessment →

	Risk to site	Risk to building(s)
River and coastal flooding	Very Low	Very Low
Surface water flooding	Negligible	Negligible
Groundwater flooding	Low	Low
Past flooding	Not identified	Not identified
Flood storage areas	Not identified	Not identified

FloodScore™ insurance rating
Compiled by Ambiental, a leading flood risk analysis company. Click here for details.

Very Low

Next steps

Flooding

None required.



How can this affect insurability & future planning?

Flood risk is a key factor for insurers and local planning authorities. While a property may have never flooded, its location can influence the cost of your premiums and your ability to make changes to the home.

Flooding

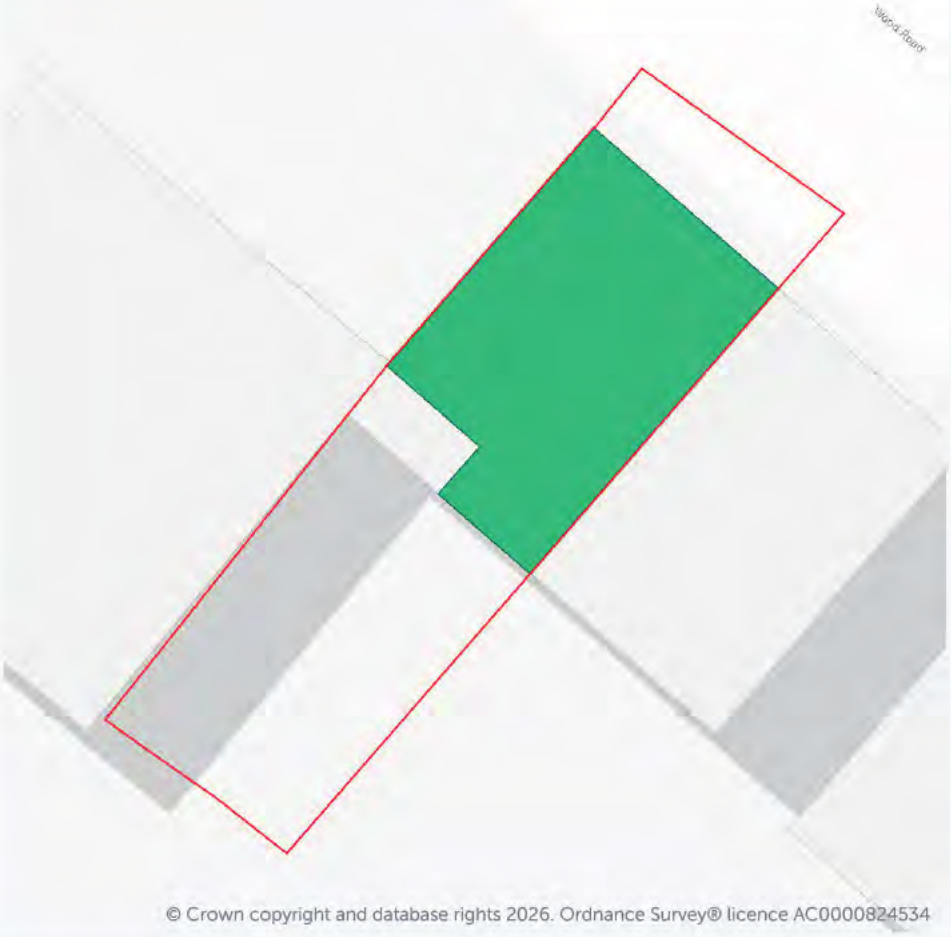
Building assessment

This section assesses individual buildings and structures on the site for flood risk based on all main flood sources including river, coastal, surface water, and groundwater. Risk levels shown below may differ from the overall site risk, particularly where terrain or drainage affects buildings differently.

Section links

Back to section summary →

Building assessment →



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Site Outline

Building(s) Structure(s)

Search buffers in metres (m)

Overall risk:

- High
- Moderate-High
- Moderate
- Low-Moderate
- Low
- Negligible

Flood risk for each building (and other significant structures) at the site (those indicated on the map above) has been assessed using authoritative flood data alongside the Ordnance Survey® National Geographic Database. Further information on the limitations of this data and how it is collected can be found here https://knowledge.groundsure.com/searches-flooding.

This assessment considers data on river and coastal flooding, historical flood events, and flood defences provided by the Environment Agency / Natural Resources Wales, and surface water and groundwater flooding from Ambiental Risk Analytics. In Scotland, Ambiental Risk Analytics additionally provides the river and coastal flood models.

Description / Location	Overall risk	Rivers & coastal	Surface water	Groundwater	Historical flood (at location)	Flood defences (at location)
Semi Detached House 307939, 189448	Negligible	Very Low	Negligible	Low	No	No

Ground stability

Identified

The property is assessed to have potential for natural or non-natural ground subsidence.

Section links

Non-natural →

Natural ground stability	Negligible-Very low	Non-natural ground stability	Identified →

Next steps

Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority.

- Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.

Non-coal mining areas

The property is assessed to be in a non-coal mining area.

- A more detailed mining search may further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider

Why do we search beyond the property boundary?

Ground stability refers to the risk of the ground moving due to natural or man-made causes. We assess both the site and the surrounding area, as nearby ground movement can signal wider underground patterns that may eventually affect your home.

Ground stability

Non-natural ground stability

Identified

The data in this section relates to ground instability hazards that are a result of the non-natural activities in the areas, such as mining or infilled land.

Section links

Back to section summary →

Non-natural →

Coal mining

The property is located in an area that may be affected by surface or sub-surface coal mining. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Non-coal mining areas

The property is located in an area that may be affected by surface or sub-surface mining of materials other than coal. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Radon

Passed

Local levels of radon are considered normal. However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status.



Next steps

Radon

None required.



Why does our result differ from the free radon checker?

Radon is a naturally occurring radioactive gas that can seep into homes from the ground. While many buyers use the free, publicly available radon maps to check their risk, our premium report uses significantly higher resolution data to provide a more precise assessment.

Planning

Identified

Planning applications have been identified at or in proximity of the property. No protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.



Planning applications

Using Local Authority planning information supplied and processed by Serac Tech dating back 7 years, this information is designed to help you understand possible changes to the area around the property.

Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

30 **Total applications** searched to 500m

This total includes mixed and commercial developments within 500m, large residential within 500m, medium residential within 125m, small residential within 50m and home improvement applications within 50m. If required, full details on these applications including a detailed location plan relative to the property are available when you purchase a Groundsure Planning Report via your preferred searches provider.

Planning constraints

No protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.

Environmental designations	Not identified
Visual and cultural designations	Not identified

Next steps

Planning constraints

None required.



How will this affect your future plans?

This section isn't just a list of nearby building projects; it's a potential forecast of your neighbourhood. By looking at local planning applications and land constraints, you get a clear picture of how the area is evolving and what you can and cannot do with your own property.

Energy

Identified

The property has been identified to lie within the search radius of one or more energy features detailed below.



Oil and gas

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

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

Wind and solar

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

Planned multiple wind turbines	Identified
Planned single wind turbines	Identified
Existing wind turbines	Identified
Proposed solar farms	Identified
Existing solar farms	Identified

Energy Infrastructure

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

Power stations	Not identified
Energy infrastructure	Not identified
Projects	Not identified



Next steps

If required, full details on these energy features including a detailed location plan relative to the property are available when you purchase our Energy and Transportation report via your preferred searches provider.

Transportation

Identified

The property has been identified to lie within the search radius of one or more transportation features detailed below.

HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.
Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 route	Not identified
HS2 safeguarding	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise	Not assessed
HS2 visual impact	Not assessed

Crossrail

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

Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 safeguarding	Not identified
Crossrail 2 headhouse	Not identified

Other railways

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.
The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Active railways and tunnels	Identified
Historical railways and tunnels	Identified
Railway and tube stations	Not identified
Underground	Not identified



Next steps

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase our Energy and Transportation report via your preferred searches provider.

Datasets searched

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

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified
Former tanks	Not identified
Former energy features	Not identified
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Not identified
National Geographic Database (NGD) - Current or recent tanks	Not identified
Current or recent petrol stations	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified

Contaminated Land	
Pollution incidents	Not identified

Flooding	
Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified

Natural ground subsidence	
Natural ground subsidence	Not identified
Natural geological cavities	Not identified

Non-natural ground subsidence	
Coal mining	Identified
Non-coal mining areas	Identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Not identified
Cheshire Brine	Not identified

Radon	
Radon	Not identified

Planning constraints	
Sites of Special Scientific Interest	Not identified

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

Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations.

Data providers

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

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

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

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

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

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:
Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755.
Email: info@groundsure.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk
We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms & Conditions can be viewed here: www.groundsure.com/terms-conditions-april-2026/

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

Groundsure
LOCATION INTELLIGENCE

CON29M
OFFICIAL COAL MINING SEARCH

119B, WOOD ROAD, PONTYPRIDD, CF37 1RJ

Professional opinion

PASS

Site plan



Search results

1. **Past underground coal mining**
Not identified

2. **Present underground coal mining**
Not identified

3. **Future underground coal mining**
Not identified

4. **Mine entries**
Not identified

5. **Coal mining geology**
Not identified

6. **Past opencast coal mining**
Not identified

7. **Present opencast coal mining**
Not identified

8. **Future opencast coal mining**
Not identified

9. **Coal mining subsidence claims**
Not identified

10. **Mine gas emissions**
Not identified

11. **Emergency Call Out incidents**
Not identified

Cheshire Brine
Not identified

Coal mining (CON29M) assessment

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

Coal mining

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

Contact us with any questions at:
info@groundsure.com
01273 257 755

Coal mining (CON29M)



Site Outline

Search buffers in metres (m)

Mine entries

Adits

Shafts

Subsidence claims

Awaiting decision

Rejected

Admitted

Deferred

Settled

Withdrawn

Probable shallow coal mine workings

Coal outcrops

Past shallow coal mine workings

Coal mining (CON29M)

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

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

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

A Law Society Licensed Provider
The Law Society

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

1. Past underground coal mining

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

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

2. Present underground coal mining

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

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

3. Future underground coal mining

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

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

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

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

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

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

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

the Coal Mining Subsidence Act 1991?

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

4. Mine entries

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

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

5. Coal mining geology

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

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

6. Past opencast coal mining

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

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

7. Present opencast coal mining

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

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

8. Future opencast coal mining

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

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

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

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

9. Coal mining subsidence claims

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

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

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

- **Not applicable.**

(c) In respect of any such notice or acceptance has the remedial obligation or claim been discharged?

- **Not applicable.**

(d) Does any current "Stop Notice" delaying the start of remedial works or repairs affect the property?

- **There are no current Stop Notices delaying the start of remedial works or repairs to the property.**

(e) Has any request been made under Section 33 of the 1991 Act to execute preventive works before coal is worked, which would prevent the occurrence or reduce the extent of subsidence damage to any buildings, structures or works and, if yes, has any person withheld consent or failed to comply with any such request to execute preventive works?

- **There is no record of a request that has been made to carry out preventive works before coal is worked under Section 33 of the Coal Mining Subsidence Act 1991.**

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

10. Mine gas emissions

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

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

11. Emergency Surface Hazard Call Out incidents

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

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

Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

Data providers

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

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

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

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

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

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

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

Groundsure's Terms and Conditions can be viewed here: www.groundsure.com/terms-conditions-april-2026/ ↗

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Coal Mining Report Insurance Policy

ZURICH

Coal Mining Report Insurance Policy

The Schedule

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

Premium: £1.20 inclusive of Insurance Premium Tax at 12%

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

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

Commencement Date: The date of the **Coal Mining Search Report**

You/Your:
1. A purchaser of the **Property**
2. A lender providing a **Mortgage** in connection with a purchase of the **Property**
3. A lender providing a **Mortgage** by way of a re-mortgage of the **Property**

Definitions

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

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

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

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

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

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

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

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

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

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Your Policy

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

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

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

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

Fair presentation of the risk

a) At inception of this policy and also whenever changes are made to it at **Your** request You must:

i) where **You** have taken out this policy for purposes which are wholly or mainly related to **Your** trade, business or profession, disclose to **Us** all material facts in a clear and accessible manner and not misrepresent any material facts, and
ii) where **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, take reasonable care not to misrepresent any material facts.

b) If **You** do not comply with clause a) of this condition **We** may:

i) avoid this policy which means that **We** will treat it as if it had never existed and refuse all claims where any non-disclosure or misrepresentation by **You** is proven by **Us** to be deliberate or reckless in which case **We** will not return the premium paid by **You**; and
ii) recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred.

c) If You do not comply with clause a) of this condition and the non-disclosure or misrepresentation is not deliberate or reckless this policy may be affected in one or more of the following ways depending on what **We** would have done if **We** had known about the facts which **You** failed to disclose or misrepresented:

i) if **We** would not have provided **You** with any cover **We** will have the option to:
1. avoid the policy which means that **We** will treat it as if it had never existed and repay the premium paid; and
2. recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred
ii) if **We** would have applied different terms to the cover **We** will have the option to treat this policy as if those different terms apply. **We** may recover any payments made by **Us** on claims which have already been paid to the extent that such claims would not have been payable had such additional terms been applied
iii) if **We** would have charged **You** a higher premium for providing the cover **We** will charge **You** the additional premium which **You** must pay in full.

d) If any insured person, other than **You**, is responsible for a misrepresentation or failure to make a fair presentation of the risk, **We** will invoke the remedies available to **Us** under this condition as against that particular person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

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

Cover

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

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

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

Waiver of Breach of Policy Condition

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

Protection for Mortgagees and Successors in Title

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

Joint Insured

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

Exclusions

We will not pay for any:

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

Claims Conditions and How to Claim

1. **You** must:

i) give **Us** written notice as soon as possible of any potential or actual claim or any circumstances likely to result in a claim. Please provide the policy number, **Your** name, the full address of the **Property** and a brief description of the incident that has occurred. Notifications should be sent to: Speciality Lines Claims Team, Zurich Insurance, 8th Floor, 70 Mark Lane, London, EC3R 7NQ. Email: claims@uk.zurich.com ↗, Enquiry line: telephone 0207 648 3523
ii) pass all court documents and/or other communications to **Us** as soon as possible after receipt
iii) not deal with, make any admission of liability or attempt to settle a claim without **Our** prior written agreement.
iv) agree to and carry out at **Our** expense all things necessary to minimise any loss.
v) provide all information and assistance that **We** may require to help defend and settle the claim.

2. **We** are entitled to:

i) decide how to settle or defend a claim and may carry out proceedings in the name of any person insured under this policy, including proceedings for recovering any claim.
ii) pay to **You** at any time, an amount equal to the **Limit of Indemnity** or any lower amount for which the claim can be settled, after deduction of any sum already paid. **We** may then give up control of and have no further liability in connection with the claim.

3. If **We** admit liability for a claim but there is a dispute as to the amount to be paid the dispute will be referred to an arbitrator. The arbitrator will be appointed jointly by **You** and **Us** in accordance with the law at the time. **You** may not take any legal action against **Us** over the dispute before the arbitrator has reached a decision.

4. If **You** or anyone acting on Your behalf:

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

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

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

5. If any claim is covered by any other insurance, **We** will not pay for more than **Our** share of that claim.

6. The most **We** will pay for any loss (or all losses in the aggregate), including costs and expenses agreed by **Us** is the **Limit of Indemnity**. Once **We** have paid a loss or losses equal to the amount of the **Limit of Indemnity, We** will have no further liability under this policy.

General Conditions

1. Neither **You** (nor anyone acting on **Your** behalf) must disclose the existence of this policy to any other party except **Your** legal and other professional advisers, prospective purchasers, lessees and tenants of the **Property**, their respective mortgagees, legal and other professional advisers.

2. In the UK the law allows both **You** and **Us** to choose the law applicable to the contract. This contract will be subject to the relevant law of England and Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands depending upon the Property address stated in the Schedule. If there is any dispute as to which law applies it will be English law. The parties agree to submit to the exclusive jurisdiction of the English courts.

3. Notwithstanding any other terms of this policy **We** will be deemed not to provide cover nor will **We** make any payment or provide any service or benefit to **You** or any other party to the extent that such cover, payment, service, benefit and/or any business or activity of **Yours** would violate any applicable trade or economic sanctions law or regulation.

Cancellation Clause

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

Fair Processing and Complaints Procedure

Our Complaints Procedure

Our commitment to customer service

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

Who to contact in the first instance

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

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

Many complaints can be resolved within a few days of receipt

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

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

Next steps if you are still unhappy

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

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

More information about the ombudsman and the type of complaints they can review is available via their website www.financial-ombudsman.org.uk ↗.

You can also contact them as follows:

Post: Financial Ombudsman Service, Exchange Tower, London, E14 9SR
Telephone: 08000 234567 (free on mobile phones and landlines)
Email: complaint.info@financial-ombudsman.org.uk ↗

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

The Financial Services Compensation Scheme (FSCS)

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

How we use your information

Who controls your personal information

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

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

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

What personal information we collect about you

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

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

How we use your personal information

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

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

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

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

Who we share your personal information with

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

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

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

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

How we use your personal information for websites and email communications

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

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

How we transfer your personal information to other countries

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

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

How long we keep your personal information for

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

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

Your data protection rights

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

to access your data (by way of a subject access request);
to have your data rectified if it is inaccurate or incomplete;
in certain circumstances, to have your data deleted or removed;
in certain circumstances, to restrict the processing of your data;
a right of data portability, namely to obtain and reuse your data for your own purposes across different services;
to object to direct marketing;
not to be subject to automated decision making (including profiling), where it produces a legal effect or a similarly significant effect on you;
to claim compensation for damages caused by a breach of the data protection legislation.
if we are processing your personal information with your consent, you have the right to withdraw your consent at any time.

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

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

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

Fraud prevention and detection

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

check your personal data against counter fraud systems
use your information to search against various publicly available and third party resources
use industry fraud tools including undertaking credit searches and to review your claims history
share information about you with other organisations including but not limited to the police, the Insurance Fraud Bureau (IFB), other insurers and other interested parties.

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

Claims history

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

This helps to check information provided and prevent fraudulent claims.

Energy performance certificate (EPC)

St. Brides 119b Wood Road PONTYPRIDD CF37 1RJ	Energy rating **C**	Valid until:	**1 November 2028**
		Certificate number:	**8248-7020-6669-7136-7922**

Property type	Semi-detached house
Total floor area	108 square metres

Rules on letting this property

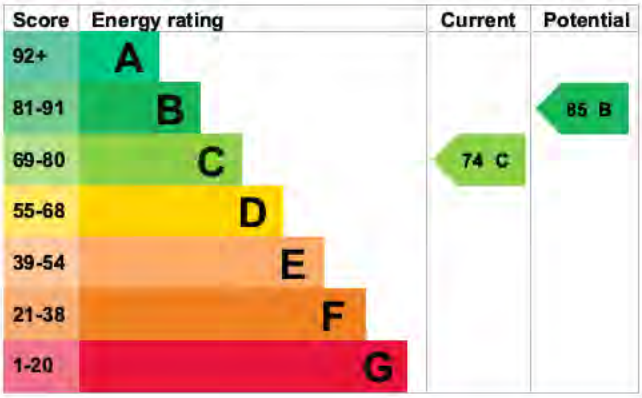
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

See how to improve this property's energy efficiency.



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

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

For properties in England and Wales:

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

Breakdown of property’s energy performance

Features in this property

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

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

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 88% of fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 169 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£723 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 £64 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2018** 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:

- 8,534 kWh per year for heating
- 2,263 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	3.2 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. Heating controls (room thermostat)	£350 - £450	£30
2. Solar water heating	£4,000 - £6,000	£35
3. Solar photovoltaic panels	£5,000 - £8,000	£306

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Speak to an advisor from Nest (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:

- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

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	[redacted]
Telephone	
Email	

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/002835
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	26 October 2018
Date of certificate	2 November 2018
Type of assessment	RdSAP