Conveyancing Data Services Ltd
part of tmgroup

Regulated Personal Search Report

Date of Order: 09/01/2026
Date Search Entered: 22/01/2026
Case Number: 3289956
Client Reference: 28251269 - JB.27576

PROPERTY MADE SUBJECT TO SEARCH
ROEHAMPTON COURT CRANLEIGH RISE
LLANRUMNEY
CARDIFF
SOUTH GLAMORGAN
CF3 4AN

CLIENT DETAILS
Sam Hawking Auction Packs
40 ALFRED STREET
SA11 1EH

LOCAL AUTHORITY
Cardiff County Council
Room 473 County Hall
Atlantic Wharf
Cardiff
CF10 4UW

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:

The Property Ombudsman Consumer Redress

searchcode

On behalf of Conveyancing Data Services Limited

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 Charlie Randles-Mills 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	None revealed
Part Three	Planning Charge	24/00683/FUL Three rear dormer loft conversions to the existing three residential blocks to provide for three new two-bedroom units. Farlington Court, Cheriton Court, and Roehampton Court Registered Date: 06/08/2024
Part Four	Miscellaneous Charges	None revealed
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 01/01/1989 only and building control records readily available from 01/01/1989 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?	LLRU/00022/97/CAV Cavity fill Flats 1-6 Roehampton Court Cranleigh Rise Completion Date: 12/06/1997 11279/08/CPS ELECSA record for New installation, rewire or partial rewire, Flat, Ring/ radial power circuit, Flat 2 Roehampton Court Cranleigh Rise Completion Date: 21/01/2009 12553/12/CPS NICEIC record for Rewire of all circuits 1 Roehampton Court Cranleigh Rise Completion Date: 31/10/2012 15844/13/CPS GASAFE record for Installed a Gas Boiler 2 Roehampton Court Cranleigh Rise Completion Date: 31/01/2014 08587/14/CPS NICEIC record for Circuit alteration or addition in a special location, Install one or more new circuits, Install a replacement consumer unit, Circuit alteration or addition in a kitchen, Upgrade of alteration to means of earthing 2 Roehampton Court Cranleigh Rise Completion Date: 27/08/2014 00989/15/CPS GASAFE record for Install a gas-fired boiler 4 Roehampton Court Cranleigh Rise Completion Date: 29/04/2015 14248/15/CPS NICEIC record for Install a replacement consumer unit 6 Roehampton Court Cranleigh Rise Completion Date: 11/02/2016 06954/20/CPS GASAFE record for Install a gas-fired boiler 1 Roehampton Court Cranleigh Rise Completion Date: 07/09/2020 25/13867/CPS Install a replacement consumer unit 3 Roehampton Court Cranleigh Rise

	Completion Date: 31/08/2025 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.

Know Your Location
Planning

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?	Cardiff Council Local Development Plan Adopted 28th January 2016 Policies affecting the property: Settlement boundary Policies within 200m of the property: Local centre Strategic bus corridor enhancement

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	Cranleigh Rise is adopted
	Rear / Side Accessways Maintainable at Public Expense	Accessways and rear parking area is not 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 http://ishare.cardiff.gov.uk/myCardiff.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) widening by construction of one or more additional traffic lanes;	None revealed
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?	Application 94/1987 which includes a proposal for a future light rail system comprising Bute Square and Bute Avenue is within the Local Authority's boundary. Granted on the 21st January 1998 subject to conditions 1-38 and 8 additional recommendations. Application 97/2272 which includes a proposal for a future light rail system comprising Bute Square and Bute Avenue is within the Local Authority's boundary.

	Granted on 2nd June 1998 subject to conditions. Preparation work will begin Autumn 2022 ahead of the construction of a new Butetown railway station and the redevelopment of Cardiff Bay station. Transport for Wales (TFW) has confirmed plans to build a new two-platform station in the north of Butetown, as part of the biggest upgrade to public transport in the area for a generation. The existing Cardiff Bay station will also get a second platform, as well as a new signage, customer information screens and other enhancements. All upgrades made to the station's signage will be bilingual and have been developed using TFW's station brand toolkit. Installation of a new track will allow faster and more frequent services using brand new tram-trains, with a new timetable set to be in place from spring 2024. Work to electrify the South Wales Mainline – an important rail route linking major towns and cities – is well underway. We are electrifying the line between London and Cardiff – a major part of our Railway Upgrade Plan. This will result in the introduction of bi-mode trains – trains that can run on electric and diesel – providing extra seats and faster services for thousands of passengers and a quieter and greener environment for line side neighbours. The South Wales main line runs from the Severn Tunnel in Monmouthshire, through Newport, Cardiff, Bridgend, Port Talbot, Neath and Swansea.

3.6 Traffic Schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths (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?	No

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?	None
3.10(b) ii	A notice of chargeable development?	None
3.10(b) iii	A demand notice?	None
3.10(b) iv	A default liability notice?	None
3.10(b) v	An assumption of liability notice?	None

3.10(b) vi	A commencement notice?	None
3.10(c)	Has any demand notice been suspended?	None
3.10(d)	Has the Local Authority received full or part payment of any CIL liability?	None
3.10(e)	Has the Local Authority received any appeal against any of the above?	None
3.10(f)	Has a decision been taken to apply for a liability order?	None
3.10(g)	Has a liability order been granted?	None
3.10(h)	Have any other enforcement measures been taken?	None

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.gov.uk/government/organisations/public-health-england or http://www.wales.nhs.uk/sitesplus/888/page/81979/

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

---

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: 3289956

SEARCH REPORT INSURANCE POLICY

Residential

Form No.:SRIP 07/24 (Rv2)
Policy Issuer:Conveyancing Data Services
Policy Number:SRIP (E&W) [redacted]

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.

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.

Case/Search Number: 3289956

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;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***

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.

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.

Governing law and jurisdiction

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

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.

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*** Risk and 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***.
Matters	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	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 [redacted]

Authorised Signatory

© First Title Insurance plc 2024

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.

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;
- ! You refuse to co-operate with First Title Insurance plc;

Case/Search Number: 3289956

- ! 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.

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.

Conveyancing Data Services Ltd
part of tmgroup

Residential

Regulated Water & Drainage Report

Date of Order: 09/01/2026
Date Search Entered: 09/01/2026
Case Number: 3289957
Client Reference: 28251267 - JB.27576

PROPERTY MADE SUBJECT TO SEARCH
ROEHAMPTON COURT CRANLEIGH RISE
LLANRUMNEY
CARDIFF
SOUTH GLAMORGAN
CF3 4AN

CLIENT DETAILS
Sam Hawking Auction Packs
40 ALFRED STREET
NEATH
SA11 1EH

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

OS 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.

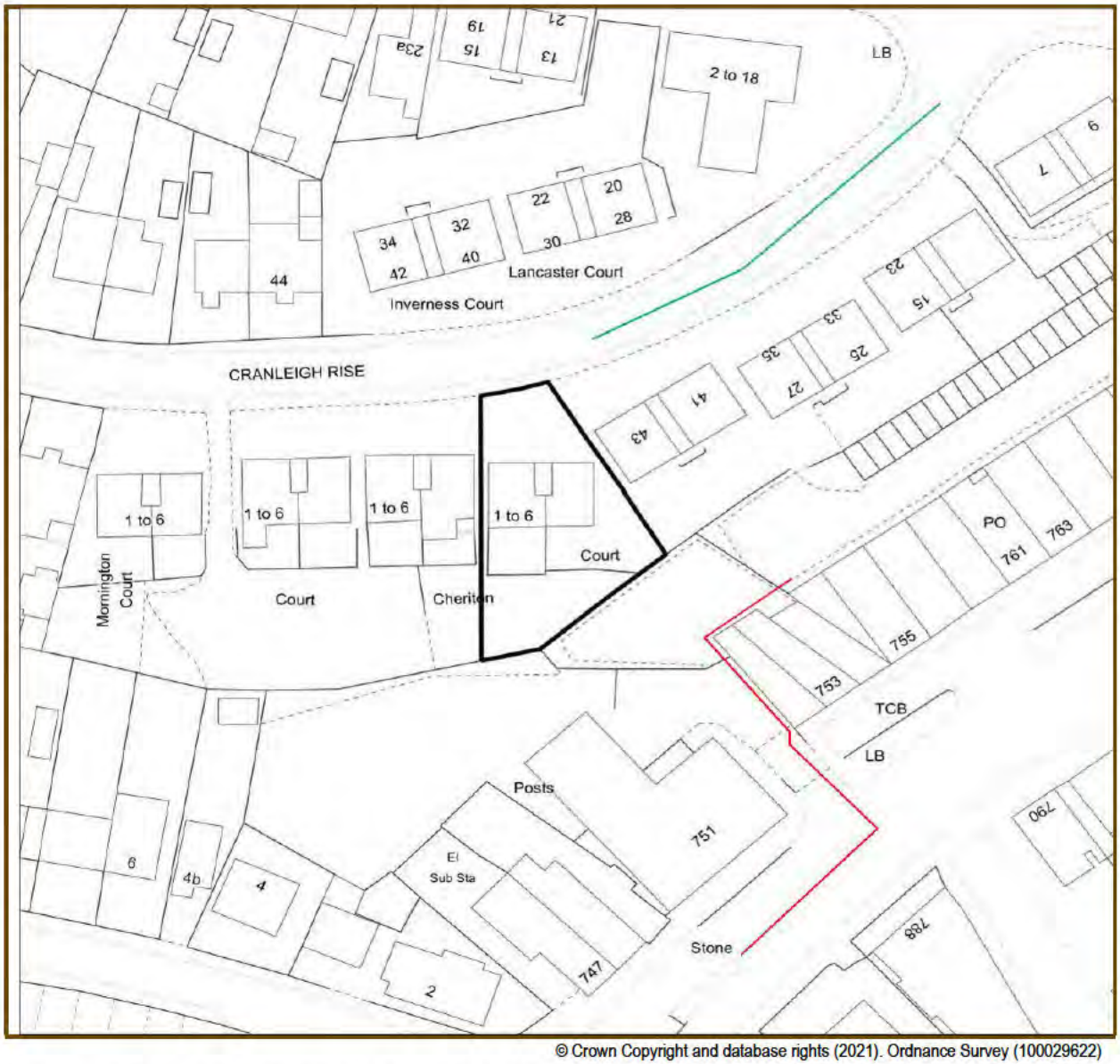
Notes: The boundary of the property has been determined by reference to the Ordinance Survey record. The presence of a vested water main within the boundary of the property may restrict further development within it. The water company has a statutory right of access to carry out work on its assets, subject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



© Crown Copyright and database rights (2021). Ordnance Survey (100029622)

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.

HM Land Registry
Wales Office

Cofrestrfa Tir EF
Swyddfa Cymru

Lewis Lewis And Co Limited
County Chambers,
Pentre Road, St.c
Carmarthenshire
SA33 4AA

Sent by email

Email sent to:
lisajane@lewislewis.co.uk

Date/Dyddiad
22 October 2026

Your ref/Eich cyf
SB/103215.001/O'CONNOR

Our ref/Ein cyf
JGE1D76

HM Land Registry
Wales Office
PO Box 7803
Bilston
WV1 9QN

DX 427301 Bilston 3

https://www.gov.uk/guidance/contact-hm-land-registry

www.gov.uk/land-registry

Cofrestrfa Tir EF
Swyddfa Cymru
PO Box 7803
Bilston
WV1 9QN

DX 427301 Bilston 3

https://www.gov.uk/guidance/contact-hm-land-registry.cy

www.gov.uk/land-registry

For free access to guidance and training materials visit: HM Land Registry training hub / I gael canllawiau a deunyddiau hyfforddi am ddim, ewch i: Hyb hyfforddi Cofrestrfa Tir EF

HM Land Registry welcomes correspondence in English and Welsh / Mae Cofrestrfa Tir EF yn croesawu gohebiaeth yn Gymraeg a Saesneg

Requisition

Title number **CYM925046**

Property **Loft Space, Roehampton Court, Cranleigh Rise, Rumney, Cardiff (CF3 4AN)**

Proprietor/Applicant [redacted]

Dear Customer

Thank you for your application for registration affecting the above property.

Unfortunately we are unable to progress the application until you are able to deal with the following:

1. **Issue:**

   The name Merhav (Cardiff) Ltd in the Lease varies from the name Mintgreen Properties (Cardiff) Limited in the landlords register.

   Action needed:

   Either:

   - **If the register is correct**, please have the Lease amended and initialled by all the parties to the deed or by a conveyancer on their behalf and send us a certified copy. If the incorrect name is also in the identity panels, they do not need to be updated providing the amended deed accounts for the variation.

   - **If the incorrect name is shown in the identity panels**, do not update the application form, please confirm the correct name and tell us what evidence of ID you have seen or hold to confirm the correct name.

   - **If the name has changed or is incorrect in the register**, please provide evidence to account for the variation, or provide written confirmation telling us:

- what the correct name is, and

- what evidence you have seen or hold, and

- if you do not represent them, that you have their signed authority for you to apply on their behalf to update their name in the register.

Points to note:

- Make sure that whoever initials the amendments has the necessary authority to do so.

- A conveyancer must only initial the deed on behalf of a party where they are authorised by that party to do so; and must only initial the deed on behalf of all the parties to the deed when they are authorised by all the parties to do so.

- If a deed that has been electronically signed needs to be amended, please see section 3.3 of practice guide 82: electronic signatures accepted by HM Land Registry.

- Please do not lodge anti money laundering reports as they contain sensitive information and they are not required for the processing of the application.

HM Land Registry will rely on you having satisfied yourself that whoever initials the amendments has the required authority to do so.

For more information, search online for HM Land Registry guidance variations in names.

2. **Issue:**

   There is missing information in the lease dated 7 April 2026 lodged with your application.

   Action needed:

   The Contractual Term in Clause 1.1 in incomplete with no end date.

   Please have the term completed by insertion of the relevant end date and send us a certified copy of the lease.

   Points to note:

   - The amendments must be initialled by all the parties to the deed or by a conveyancer on their behalf.

   - A conveyancer must only initial the deed on behalf of a party where they are authorised by that party to do so. A conveyancer must only initial the deed on behalf of all the parties to the deed when they are authorised by all the parties to do so.

- HM Land Registry will rely on you having satisfied yourself that whoever initials the amendments, has the required authority to do so.

3. **Issue:**

   The property description in the lease is described as 'lease of roof space' and in Schedule 1 as the 'loft space'. It appears that the property is a single private dwelling where we would require a valid postal address.

   Action needed:

   Supply either:

   - evidence from the local authority street naming and numbering department confirming they have agreed to the postal address; or

   - confirmation from a conveyancer that they have seen this evidence.

   Points to note:

   We cannot accept:

   - a council tax bill

   - information from Royal Mail such as printouts of the Royal Mail Find an address website.

4. **Issue:**

   There is obscured information in a Lease dated 7 April 2026 lodged with your application.

   Action needed:

   The demise of the lease in Schedule 1 shows loft space together with parking space. The definition of Parking Space is shown edged red and coloured green on Plan 1 or such other parking space in the Estate as the landlord shall designate. Therefore the parking space cannot be included in the demise if the landlord can change the space. Please consider.

   Points to note:

   - The amendments must be initialled by all the parties to the deed or by a conveyancer on their behalf.

   - A conveyancer must only initial the deed on behalf of a party where they are authorised by that party to do so. A conveyancer must only initial the deed on behalf of all the parties to the deed when they are authorised by all the parties to do so.

   - HM Land Registry will rely on you having satisfied yourself

that whoever initials the amendments, has the required authority to do so.

It would be helpful if you replied to this as soon as possible. If you are a business e-services customer remember that in most cases you can save time by sending your reply electronically via the portal or Business Gateway as the case may be.

This application will be cancelled if we do not receive a full reply, but not before at least 20 working days have passed from the date of this requisition. If a full reply to our requisition has not been received we will send a reminder 20 working days before the application is due to be cancelled in the circumstances described in https://www.gov.uk/government/publications/requisition-and-cancellation-procedures

Yours faithfully,



Offer Notice

Under Section 5b if the Landlord and Tenant Act 1987

To: C

[redacted] /and 1 Roehampton Court, Cranleigh Rise, Rumney, CF3 4AN (from hereinafter referred to as "the flat").

[redacted] (from hereinafter referred to as "the Landlord")

You are advised that this notice contains important legal rights for the benefit of you and other qualifying tenants under the Landlord and Tenant Act 1987 (as amended) and you should seek urgent independent legal advice upon it.

We, Sam Hawking Property Lawyers of 65 Station Road, Port Talbot, SA13 1NW, as agents for the Landlord **GIVE YOU NOTICE** as follows:

1. This notice relates to the freehold property known as **Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF3 4AN** and registered at the Land Registry with Title Number CYM658819 (from hereinafter referred to as "the Property") of which the flat, that you are the qualifying tenant of, forms part, and is given under section 5 and 5B of the Landlord and Tenant Act 1987 (as amended) (from hereinafter referred to as "LTA 1987").

2. The Landlord owns the freehold of the Property.

3. The Landlord proposes to make a disposal by means of a sale at a public auction held in England and Wales, namely to dispose of a lease of part of the Property. The lease will be granted from the freehold title number CYM658819 and will relate to part of the Property being the roof space of Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF3 4AN together with a parking space and is shown edged red on the attached plan. The disposal will be way of a public auction to be held with Paul Fosh Auctions.

4. The proposed disposal will be on a leasehold basis and the Property is subject to the leases, tenancy agreements, occupancies and other interests affecting the Property that exist at the date of the proposed disposal. The details of the leases that subsist as at the date of this notice are as follows:

Flat or Unit number	Term of lease	Annual rent
1 Roehampton Court, Cranleigh Rise, Rumney, Cardiff and Garage CF43 4AN (CYM610304)	A Lease dated 4 December 2013 and granted for a term of 139 years from 29 September 2012	£50.00 per annum

2 Roehampton Court, Cranleigh Rise, Rumney CF43 4AN (CYM60510)	A Lease dated 18 January 2002 and granted for a term of 99 years from 29 September 1999	£17.50 per annum
3 Roehampton Court, Cranleigh Rise, Rumney, Cordiff, CF43 4AN (CYM745114)	A Lease dated 28 September 2017 and granted for a term of 999 years from 29 September 2017	A peppercorn rent
4 Roehampton Court, Cranleigh Rise, Rumney, Cardiff and garage CF43 4AN (WA133829)	A Lease dated 4 July 1966 and granted for a term of 99 years from 29 September 1962	£17.10s.0d
5 Roehampton Court, Cranleigh Rise, Rumney, Cardiff CF43 4AN (CYM459646)	A Lease dated 24 July 2009 and granted for a term of 99 years from 24 July 2009	An initial rent of £50.00 (subject to review)
6 Roehampton Court, Cranleigh Rise, Rumney, Cardiff, and parking space CF43 4AN (CYM459646)	A Lease dated 26 Morch 2010 and granted for a term of 141 years from 26 March 2010	A peppercorn rent

5. The Property is due to be sold at auction via Paul Fosh Auctions and will be subject to a reserve price. Completion of the sale will take place 28 days after exchange of Contracts and the buyer will be liable for the auctioneers' entry fee of £395.00 plus VAT and commission amounting to 2% of the purchase price (subject to a minimum of £1,950.00) plus VAT, together with the seller's legal fees in the sum of £1,800.00 plus VAT and any reasonable disbursements and the cost of searches in the sum of £295.00.

   A copy of the draft proposed Lease is enclosed.

6. **THIS NOTICE CONSTITUTES AN OFFER** by the Landlord for the contract (if any) entered into by the Landlord at the auction to have effect as if a person or persons nominated by the requisite majority of qualifying tenants of the constituent flats, and not the purchaser, had entered into it on the principal terms mentioned in paragraphs 3 to 5

of this notice. This offer may be accepted by the requisite majority of qualifying tenants of the constituent flats.

7. This offer may be accepted by the requisite majority of qualifying tenants of the constituent flats not later than **14 November 2025**

8. A further period of **28 days** from the expiration of the acceptance period referred to in the preceding paragraph is hereby specified during which a person or persons may be nominated by the tenants under section 6 of the LTA 1987.

9. The time and place of the auction and the name of the auctioneers are as follows:

   The auction will be held with Paul Fosh Auctions 108 Lower Dock St, Newport NP20 2AG on 3 – 5 February 2026 and will be held online with the Paul Fosh website (https://www.paulfoshauctions.com).

10. Any notice accepting this offer or other correspondence about this notice should be sent to Sam Hawking Property Lawyers of 65 Station Road, Port Talbot, SA13 1NW and marked for the attention of James Borland

DATE : 4/9/25

SIGNED : [redacted]

Agents for and on behalf of the Landlord

Offer Notice

Under Section 5b if the Landlord and Tenant Act 1987

To: of 2 Roehampton Court, Cranleigh Rise, Rumney, CF3 4AN (from hereinafter referred to as "the flat").

[redacted]

You are advised that this notice contains important legal rights for the benefit of you and other qualifying tenants under the Landlord and Tenant Act 1987 (as amended) and you should seek urgent independent legal advice upon it.

We, Sam Hawking Property Lawyers of 65 Station Road, Port Talbot, SA13 1NW, as agents for the Landlord **GIVE YOU NOTICE** as follows:

1. This notice relates to the freehold property known as **Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF3 4AN** and registered at the Land Registry with Title Number CYM658819 (from hereinafter referred to as "the Property") of which the flat, that you are the qualifying tenant of, forms part, and is given under section 5 and 5B of the Landlord and Tenant Act 1987 (as amended) (from hereinafter referred to as "LTA 1987").

2. The Landlord owns the freehold of the Property.

3. The Landlord proposes to make a disposal by means of a sale at a public auction held in England and Wales, namely to dispose of a lease of part of the Property. The lease will be granted from the freehold title number CYM658819 and will relate to part of the Property being the roof space Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF3 4AN together with a parking space and is shown edged red on the attached plan. The disposal will be way of a public auction to be held with Paul Fosh Auctions.

4. The proposed disposal will be on a leasehold basis and the Property is subject to the leases, tenancy agreements, occupancies and other interests affecting the Property that exist at the date of the proposed disposal. The details of the leases that subsist as at the date of this notice are as follows:

Flat or Unit number	Term of lease	Annual rent
1 Roehampton Court, Cranleigh Rise, Rumney, Cardiff and Garage CF43 4AN (CYM610304)	A Lease dated 4 December 2013 and granted for a term of 139 years from 29 September 2012	£50.00 per annum
2 Roehampton Court, Cranleigh Rise, Rumney CF43 4AN (CYM60510)	A Lease dated 18 January 2002 and granted for a term	£17.50 per annum

	of 99 years from 29 September 1999	
3 Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF43 4AN (CYM745114)	A Lease dated 28 September 2017 and granted for a term of 999 years from 29 September 2017	A peppercorn rent
4 Roehampton Court, Cranleigh Rise, Rumney, Cardiff and garage CF43 4AN (WA133829)	A Lease dated 4 July 1966 and granted for a term of 99 years from 29 September 1962	£17.10s.0d
5 Roehampton Court, Cranleigh Rise, Rumney, Cardiff CF43 4AN (CYM459646)	A Lease dated 24 July 2009 and granted for a term of 99 years from 24 July 2009	An initial rent of £50.00 (subject to review)
6 Roehampton Court, Cranleigh Rise, Rumney, Cardiff, and parking space CF43 4AN (CYM459646)	A Lease dated 26 March 2010 and granted for a term of 141 years from 26 March 2010	A peppercorn rent

5. The Property is due to be sold at auction via Paul Fosh Auctions and will be subject to a reserve price. Completion of the sale will take place 28 days after exchange of Contracts and the buyer will be liable for the auctioneers' entry fee of £395.00 plus VAT and commission amounting to 2% of the purchase price (subject to a minimum of £1,950.00) plus VAT, together with the seller's legal fees in the sum of £1,800.00 plus VAT and any reasonable disbursements and the cost of searches in the sum of £295.00.

   A copy of the draft proposed Lease is enclosed.

6. **THIS NOTICE CONSTITUTES AN OFFER** by the Landlord for the contract (if any) entered into by the Landlord at the auction to have effect as if a person or persons nominated by the requisite majority of qualifying tenants of the constituent flats, and not the purchaser, had entered into it on the principal terms mentioned in paragraphs 3 to 5

of this notice. This offer may be accepted by the requisite majority of qualifying tenants of the constituent flats.

7. This offer may be accepted by the requisite majority of qualifying tenants of the constituent flats not later than **14 November 2025**

8. A further period of **28 days** from the expiration of the acceptance period referred to in the preceding paragraph is hereby specified during which a person or persons may be nominated by the tenants under section 6 of the LTA 1987.

9. The time and place of the auction and the name of the auctioneers are as follows:

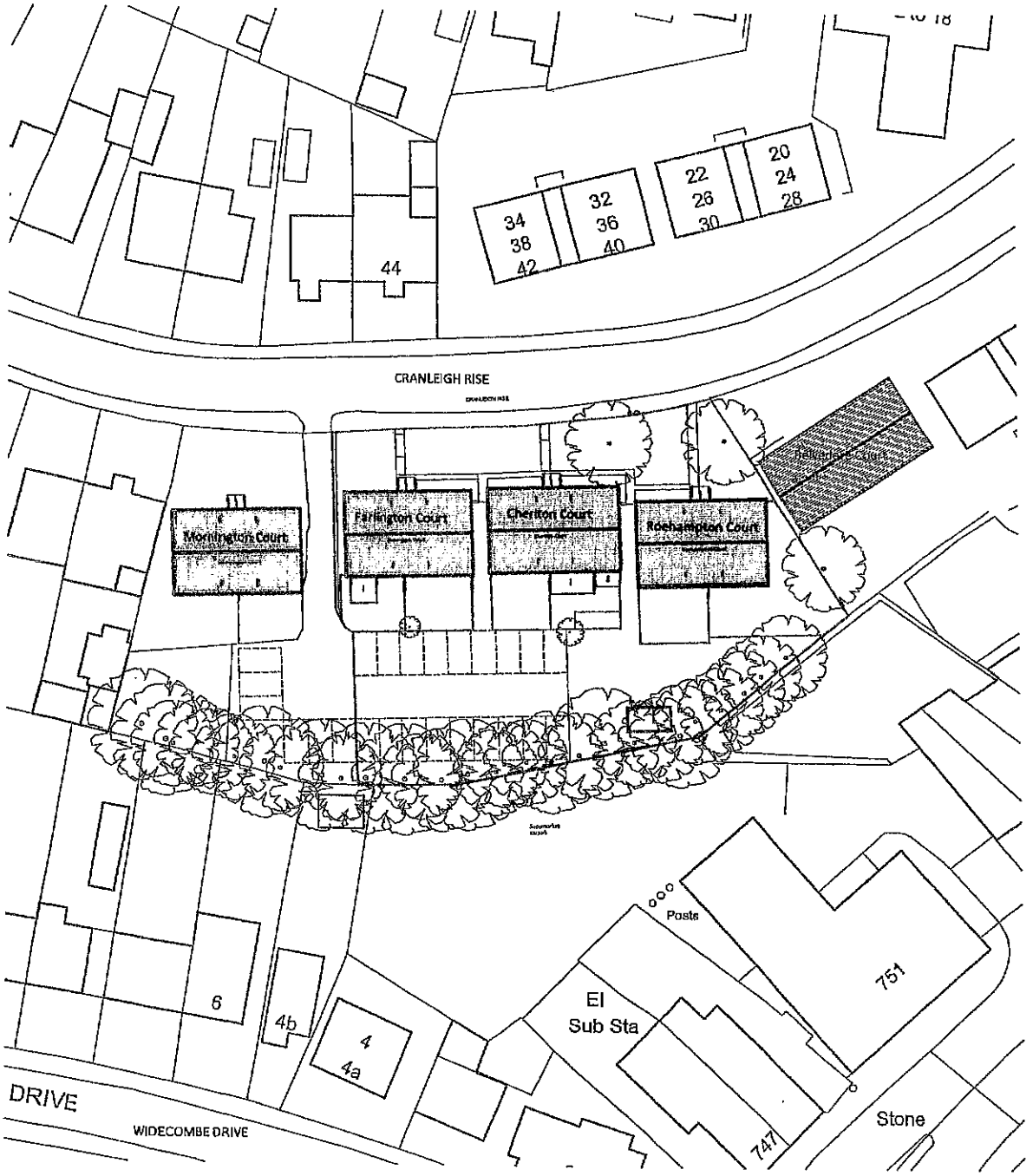
   The auction will be held with Paul Fosh Auctions 108 Lower Dock St, Newport NP20 2AG on 3 – 5 February 2026 and will be held online with the Paul Fosh website (https://www.paulfoshauctions.com).

10. Any notice accepting this offer or other correspondence about this notice should be sent to Sam Hawking Property Lawyers of 65 Station Road, Port Talbot, SA13 1NW and marked for the attention of [redacted]

DATE : 1/9/25

SIGNED : [redacted]

Agents for and on behalf of the Landlord



INFORMATION

Key:

RED LINE SHOWS LEASEHOLD DEMISE

BLUE LINE SHOWS ESTATE BOUNDARY

Rev.	Date	Description
A	04.02.15	Initial Issue

NEWTON
ARCHITECTURE LTD

Project	Cranleigh Rise (Farlington, Cherlton & Roehampton Courts)
Title	Lease Plan (Roehampton Court Roofspace)
Drawing no.	2035 - 5003
Date	04.02.15
Rev.	A
Scale	1:500@A3

Offer Notice

Under Section 5b if the Landlord and Tenant Act 1987

To: oehampton Court, Cranleigh Rise, Rumney, CF3 4AN (from hereinafter referred to as "the flat").

[redacted]

You are advised that this notice contains important legal rights for the benefit of you and other qualifying tenants under the Landlord and Tenant Act 1987 (as amended) and you should seek urgent independent legal advice upon it.

We, Sam Hawking Property Lawyers of 65 Station Road, Port Talbot, SA13 1NW, as agents for the Landlord **GIVE YOU NOTICE** as follows:

1. This notice relates to the freehold property known as **Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF3 4AN** and registered at the Land Registry with Title Number CYM658819 (from hereinafter referred to as "the Property") of which the flat, that you are the qualifying tenant of, forms part, and is given under section 5 and 5B of the Landlord and Tenant Act 1987 (as amended) (from hereinafter referred to as "LTA 1987").

2. The Landlord owns the freehold of the Property.

3. The Landlord proposes to make a disposal by means of a sale at a public auction held in England and Wales, namely to dispose of a lease of part of the Property. The lease will be granted from the freehold title number CYM658819 and will relate to part of the Property being the roof space of Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF3 4AN together with a parking space and is shown edged red on the attached plan. The disposal will be way of a public auction to be held with Paul Fosh Auctions.

4. The proposed disposal will be on a leasehold basis and the Property is subject to the leases, tenancy agreements, occupancies and other interests affecting the Property that exist at the date of the proposed disposal. The details of the leases that subsist as at the date of this notice are as follows:

Flat or Unit number	Term of lease	Annual rent
1 Roehampton Court, Cranleigh Rise, Rumney, Cardiff and Garage CF43 4AN (CYM610304)	A Lease dated 4 December 2013 and granted for a term of 139 years from 29 September 2012	£50.00 per annum
2 Roehampton Court, Cranleigh Rise, Rumney CF43 4AN (CYM60510)	A Lease dated 18 January 2002 and granted for a term	£17.50 per annum

	of 99 years from 29 September 1999	
3 Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF43 4AN (CYM745114)	A Lease dated 28 September 2017 and granted for a term of 999 years from 29 September 2017	A peppercorn rent
4 Roehampton Court, Cranleigh Rise, Rumney, Cardiff and garage CF43 4AN (WA133829)	A Lease dated 4 July 1966 and granted for a term of 99 years from 29 September 1962	£17.10s.0d
5 Roehampton Court, Cranleigh Rise, Rumney, Cardiff CF43 4AN (CYM459646)	A Lease dated 24 July 2009 and granted for a term of 99 years from 24 July 2009	An initial rent of £50.00 (subject to review)
6 Roehampton Court, Cranleigh Rise, Rumney, Cardiff, and parking space CF43 4AN (CYM459646)	A Lease dated 26 March 2010 and granted for a term of 141 years from 26 March 2010	A peppercorn rent

5. The Property is due to be sold at auction via Paul Fosh Auctions and will be subject to a reserve price. Completion of the sale will take place 28 days after exchange of Contracts and the buyer will be liable for the auctioneers' entry fee of £395.00 plus VAT and commission amounting to 2% of the purchase price (subject to a minimum of £1,950.00) plus VAT, together with the seller's legal fees in the sum of £1,800.00 plus VAT and any reasonable disbursements and the cost of searches in the sum of £295.00

   A copy of the draft proposed Lease is enclosed.

6. **THIS NOTICE CONSTITUTES AN OFFER** by the Landlord for the contract (if any) entered into by the Landlord at the auction to have effect as if a person or persons nominated by the requisite majority of qualifying tenants of the constituent flats, and not the purchaser, had entered into it on the principal terms mentioned in paragraphs 3 to 5

of this notice. This offer may be accepted by the requisite majority of qualifying tenants of the constituent flats.

7. This offer may be accepted by the requisite majority of qualifying tenants of the constituent flats not later than **14 November 2025**

8. A further period of **28 days** from the expiration of the acceptance period referred to in the preceding paragraph is hereby specified during which a person or persons may be nominated by the tenants under section 6 of the LTA 1987.

9. The time and place of the auction and the name of the auctioneers are as follows:

   The auction will be held with Paul Fosh Auctions 108 Lower Dock St, Newport NP20 2AG on 3 – 5 February 2026 and will be held online with the Paul Fosh website (https://www.paulfoshauctions.com).

10. Any notice accepting this offer or other correspondence about this notice should be sent to Sam Hawking Property Lawyers of 65 Station Road, Port Talbot, SA13 1NW and marked for the attention of [redacted]

DATE : 1/9/25

SIGNED : [redacted]

Agents for and on behalf of the Landlord

Offer Notice

Under Section 5b if the Landlord and Tenant Act 1987

To: the executors of the late F :are of
U 3 and also to 4 Roehampton Court, Cranleigh Rise, Rumney, CF3 4AN (from hereinafter referred to as "the flat").

[redacted]

You are advised that this notice contains important legal rights for the benefit of you and other qualifying tenants under the Landlord and Tenant Act 1987 (as amended) and you should seek urgent independent legal advice upon it.

We, Sam Hawking Property Lawyers of 65 Station Road, Port Talbot, SA13 1NW, as agents for the Landlord **GIVE YOU NOTICE** as follows:

1. This notice relates to the freehold property known as **Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF3 4AN** and registered at the Land Registry with Title Number CYM658819 (from hereinafter referred to as "the Property") of which the flat, that you are the qualifying tenant of, forms part, and is given under section 5 and 5B of the Landlord and Tenant Act 1987 (as amended) (from hereinafter referred to as "LTA 1987").

2. The Landlord owns the freehold of the Property.

3. The Landlord proposes to make a disposal by means of a sale at a public auction held in England and Wales, namely to dispose of a lease of part of the Property. The lease will be granted from the freehold title number CYM658819 and will relate to part of the Property being the roof space of Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF3 4AN together with a parking space and is shown edged red on the attached plan. The disposal will be way of a public auction to be held with Paul Fosh Auctions.

4. The proposed disposal will be on a leasehold basis and the Property is subject to the leases, tenancy agreements, occupancies and other interests affecting the Property that exist at the date of the proposed disposal. The details of the leases that subsist as at the date of this notice are as follows:

Flat or Unit number	Term of lease	Annual rent
1 Roehampton Court, Cranleigh Rise, Rumney, Cardiff and Garage CF43 4AN (CYM610304)	A Lease dated 4 December 2013 and granted for a term of 139 years from 29 September 2012	£50.00 per annum

2 Roehampton Court, Cranleigh Rise, Rumney CF43 4AN (CYM60510)	A Lease dated 18 January 2002 and granted for a term of 99 years from 29 September 1999	£17.50 per annum
3 Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF43 4AN (CYM745114)	A Lease dated 28 September 2017 and granted for a term of 999 years from 29 September 2017	A peppercorn rent
4 Roehampton Court, Cranleigh Rise, Rumney, Cardiff and garage CF43 4AN (WA133829)	A Lease dated 4 July 1966 and granted for a term of 99 years from 29 September 1962	£17.10s.0d
5 Roehampton Court, Cranleigh Rise, Rumney, Cardiff CF43 4AN (CYM459646)	A Lease dated 24 July 2009 and granted for a term of 99 years from 24 July 2009	An initial rent of £50.00 (subject to review)
6 Roehampton Court, Cranleigh Rise, Rumney, Cardiff, and parking space CF43 4AN (CYM459646)	A Lease dated 26 March 2010 and granted for a term of 141 years from 26 March 2010	A peppercorn rent

5. The Property is due to be sold at auction via Paul Fosh Auctions and will be subject to a reserve price. Completion of the sale will take place 28 days after exchange of Contracts and the buyer will be liable for the auctioneers' entry fee of £395.00 plus VAT and commission amounting to 2% of the purchase price (subject to a minimum of £1,950.00) plus VAT, together with the seller's legal fees in the sum of £1,800.00 plus VAT and any reasonable disbursements and the cost of searches in the sum of £295.00.

   A copy of the draft proposed Lease is enclosed.

6. **THIS NOTICE CONSTITUTES AN OFFER** by the Landlord for the contract (if any) entered into by the Landlord at the auction to have effect as if a person or persons nominated by the requisite majority of qualifying tenants of the constituent flats, and not the purchaser, had entered into it on the principal terms mentioned in paragraphs 3 to 5

of this notice. This offer may be accepted by the requisite majority of qualifying tenants of the constituent flats.

7. This offer may be accepted by the requisite majority of qualifying tenants of the constituent flats not later than **14 November 2025**

8. A further period of **28 days** from the expiration of the acceptance period referred to in the preceding paragraph is hereby specified during which a person or persons may be nominated by the tenants under section 6 of the LTA 1987.

9. The time and place of the auction and the name of the auctioneers are as follows:

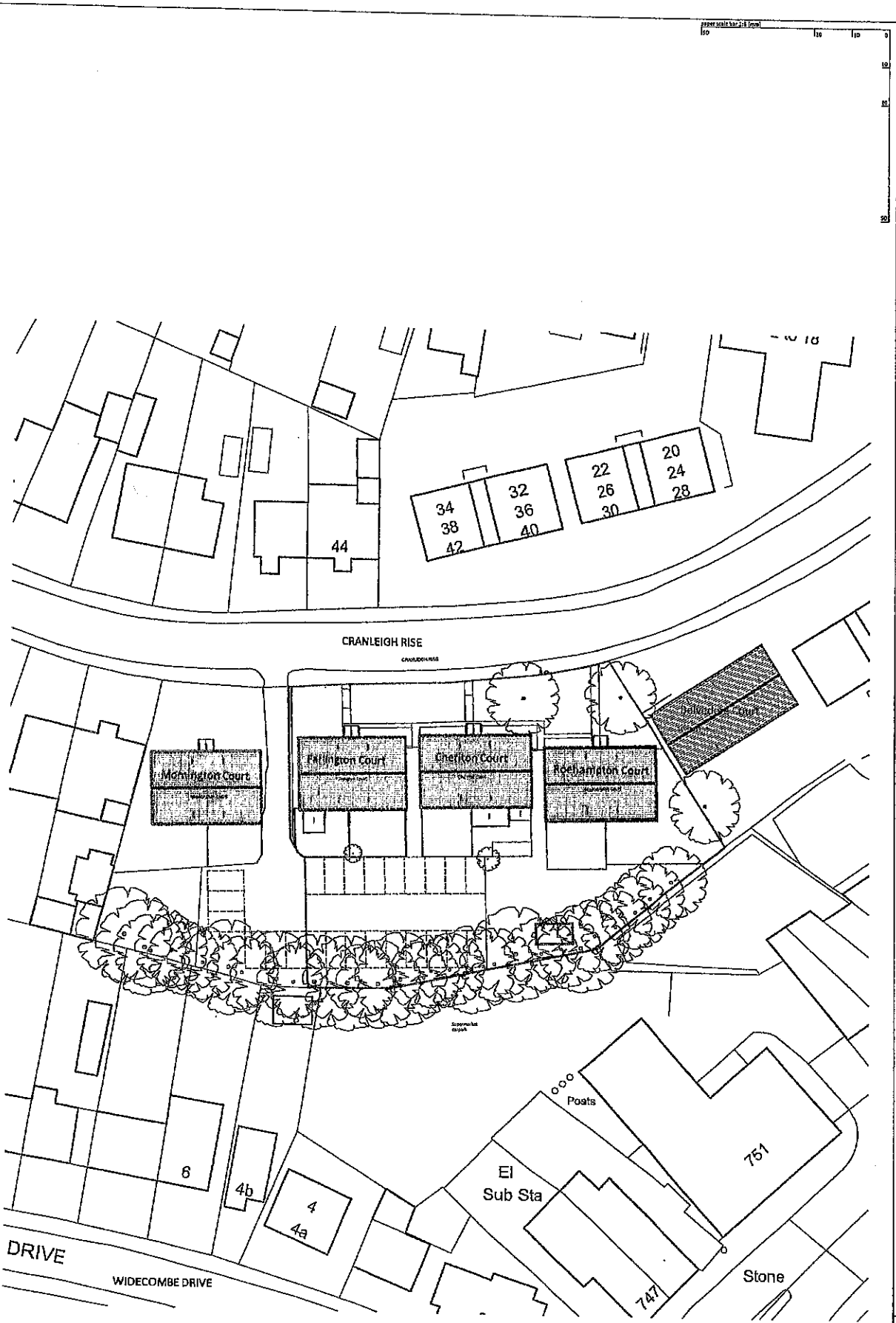
   The auction will be held with Paul Fosh Auctions 108 Lower Dock St, Newport NP20 2AG on 3 – 5 February 2026 and will be held online with the Paul Fosh website (https://www.paulfoshauctions.com).

10. Any notice accepting this offer or other correspondence about this notice should be sent to Sam Hawking Property Lawyers of 65 Station Road, Port Talbot, SA13 1NW and marked for the attention of [redacted]

DATE : 1/9/25

SIGNED : [redacted]

Agents for and on behalf of ~~the~~ Landlord



INFORMATION

Key:

RED LINE SHOWS LEASEHOLD DEMISE

BLUE LINE SHOWS ESTATE BOUNDARY

scale bar 1:500 (m)

N

Rev.	Date	Description
A	04.02.25	Initial Issue

NEWTON
ARCHITECTURE LTD

Project	Cranleigh Rise (Farrington, Cheriton & Roehampton Courts)
Title	Lease Plan (Roehampton Court Roofspace)
Drawing no.	2035 - 5003
Date	04.02.25
Rev.	A
Scale	1:500@A3

Offer Notice

Under Section 5b if the Landlord and Tenant Act 1987

To: [redacted] of 5 Roehampton Court, Cranleigh Rise, Rumney, CF3 4AN (from hereinafter referred to as "the flat").

[redacted]

You are advised that this notice contains important legal rights for the benefit of you and other qualifying tenants under the Landlord and Tenant Act 1987 (as amended) and you should seek urgent independent legal advice upon it.

We, Sam Hawking Property Lawyers of 65 Station Road, Port Talbot, SA13 1NW, as agents for the Landlord **GIVE YOU NOTICE** as follows:

1. This notice relates to the freehold property known as **Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF3 4AN** and registered at the Land Registry with Title Number CYM658819 (from hereinafter referred to as "the Property") of which the flat, that you are the qualifying tenant of, forms part, and is given under section 5 and 5B of the Landlord and Tenant Act 1987 (as amended) (from hereinafter referred to as "LTA 1987").

2. The Landlord owns the freehold of the Property.

3. The Landlord proposes to make a disposal by means of a sale at a public auction held in England and Wales, namely to dispose of a lease of part of the Property. The lease will be granted from the freehold title number CYM658819 and will relate to part of the Property being the roof space of Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF3 4AN together with a parking space and is shown edged red on the attached plan. The disposal will be way of a public auction to be held with Paul Fosh Auctions.

4. The proposed disposal will be on a leasehold basis and the Property is subject to the leases, tenancy agreements, occupancies and other interests affecting the Property that exist at the date of the proposed disposal. The details of the leases that subsist as at the date of this notice are as follows:

Flat or Unit number	Term of lease	Annual rent
1 Roehampton Court, Cranleigh Rise, Rumney, Cardiff and Garage CF43 4AN (CYM610304)	A Lease dated 4 December 2013 and granted for a term of 139 years from 29 September 2012	£50.00 per annum
2 Roehampton Court, Cranleigh Rise, Rumney CF43 4AN (CYM60510)	A Lease dated 18 January 2002 and granted for a term	£17.50 per annum

	of 99 years from 29 September 1999	
3 Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF43 4AN (CYM745114)	A Lease dated 28 September 2017 and granted for a term of 999 years from 29 September 2017	A peppercorn rent
4 Roehampton Court, Cranleigh Rise, Rumney, Cardiff and garage CF43 4AN (WA133829)	A Lease dated 4 July 1966 and granted for a term of 99 years from 29 September 1962	£17.10s.0d
5 Roehampton Court, Cranleigh Rise, Rumney, Cardiff CF43 4AN (CYM459646)	A Lease dated 24 July 2009 and granted for a term of 99 years from 24 July 2009	An initial rent of £50.00 (subject to review)
6 Roehampton Court, Cranleigh Rise, Rumney, Cardiff, and parking space CF43 4AN (CYM459646)	A Lease dated 26 March 2010 and granted for a term of 141 years from 26 March 2010	A peppercorn rent

5. The Property is due to be sold at auction via Paul Fosh Auctions and will be subject to a reserve price. Completion of the sale will take place 28 days after exchange of Contracts and the buyer will be liable for the auctioneers' entry fee of £395.00 plus VAT and commission amounting to 2% of the purchase price (subject to a minimum of £1,950.00) plus VAT, together with the seller's legal fees in the sum of £1,800.00 plus VAT and any reasonable disbursements and the cost of searches in the sum of £295.00.

   A copy of the draft proposed Lease is enclosed.

6. **THIS NOTICE CONSTITUTES AN OFFER** by the Landlord for the contract (if any) entered into by the Landlord at the auction to have effect as if a person or persons nominated by the requisite majority of qualifying tenants of the constituent flats, and not the purchaser, had entered into it on the principal terms mentioned in paragraphs 3 to 5

of this notice. This offer may be accepted by the requisite majority of qualifying tenants of the constituent flats.

7. This offer may be accepted by the requisite majority of qualifying tenants of the constituent flats not later than **14 November 2025**

8. A further period of **28 days** from the expiration of the acceptance period referred to in the preceding paragraph is hereby specified during which a person or persons may be nominated by the tenants under section 6 of the LTA 1987.

9. The time and place of the auction and the name of the auctioneers are as follows:

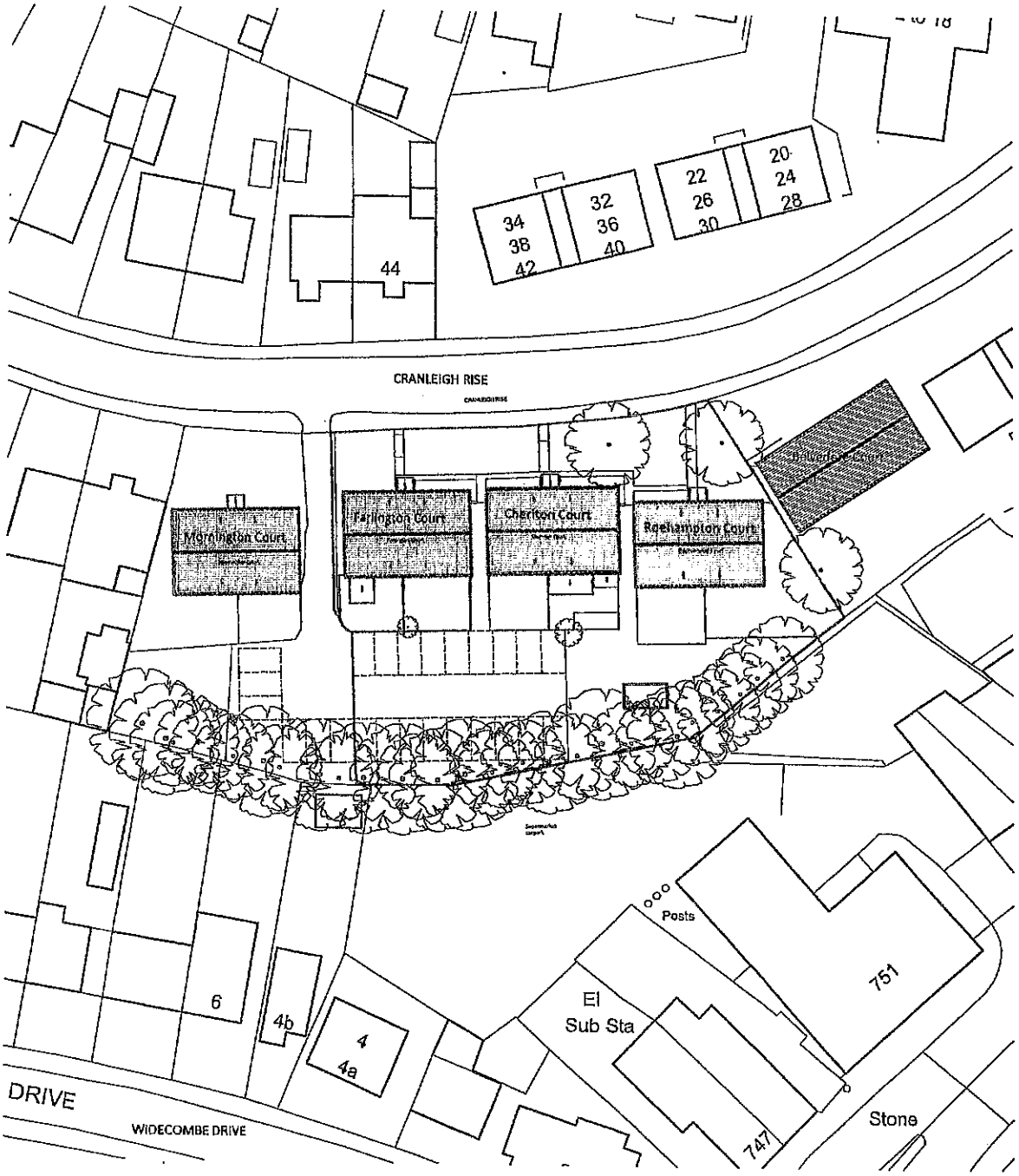
   The auction will be held with Paul Fosh Auctions 108 Lower Dock St, Newport NP20 2AG on 3 – 5 February 2026 and will be held online with the Paul Fosh website (https://www.paulfoshauctions.com).

10. Any notice accepting this offer or other correspondence about this notice should be sent to Sam Hawking Property Lawyers of 65 Station Road, Port Talbot, SA13 1NW and marked for the attention of [redacted]

DATE : 1/9/25

SIGNED : [redacted]

Agents for and on behalf of the Landlord



INFORMATION

Key:

RED LINE SHOWS LEASEHOLD DEMISE

BLUE LINE SHOWS ESTATE BOUNDARY

Rev.	Date	Description
A	04.02.25	Initial Issue

NEWTON
ARCHITECTURE LTD

Project	Cranleigh Rise (Farlington, Cheriton & Roehampton Courts)
Title	Lease Plan (Cheriton Court Roofspace)
Drawing no.	2035 - 5002
Date	04.02.25
Rev.	A
Scale	1:500@A3

© Newton Architecture Ltd

Offer Notice

Under Section 5b if the Landlord and Tenant Act 1987

To: C ›n of
... ... and 6 Roehampton Court, Cranleigh Rise, Rumney, CF3 4AN (from hereinafter referred to as "the flat").

[redacted]

You are advised that this notice contains important legal rights for the benefit of you and other qualifying tenants under the Landlord and Tenant Act 1987 (as amended) and you should seek urgent independent legal advice upon it.

We, Sam Hawking Property Lawyers of 65 Station Road, Port Talbot, SA13 1NW, as agents for the Landlord **GIVE YOU NOTICE** as follows:

1. This notice relates to the freehold property known as **Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF3 4AN** and registered at the Land Registry with Title Number CYM658819 (from hereinafter referred to as "the Property") of which the flat, that you are the qualifying tenant of, forms part, and is given under section 5 and 5B of the Landlord and Tenant Act 1987 (as amended) (from hereinafter referred to as "LTA 1987").

2. The Landlord owns the freehold of the Property.

3. The Landlord proposes to make a disposal by means of a sale at a public auction held in England and Wales, namely to dispose of a lease of part of the Property. The lease will be granted from the freehold title number CYM658819 and will relate to part of the Property being the roof space of Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF3 4AN together with a parking space and is shown edged red on the attached plan. The disposal will be way of a public auction to be held with Paul Fosh Auctions.

4. The proposed disposal will be on a leasehold basis and the Property is subject to the leases, tenancy agreements, occupancies and other interests affecting the Property that exist at the date of the proposed disposal. The details of the leases that subsist as at the date of this notice are as follows:

Flat or Unit number	Term of lease	Annual rent
1 Roehampton Court, Cranleigh Rise, Rumney, Cardiff and Garage CF43 4AN (CYM610304)	A Lease dated 4 December 2013 and granted for a term of 139 years from 29 September 2012	£50.00 per annum

2 Roehampton Court, Cranleigh Rise, Rumney CF43 4AN (CYM60510)	A Lease dated 18 January 2002 and granted for a term of 99 years from 29 September 1999	£17.50 per annum
3 Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF43 4AN (CYM745114)	A Lease dated 28 September 2017 and granted for a term of 999 years from 29 September 2017	A peppercorn rent
4 Roehampton Court, Cranleigh Rise, Rumney, Cardiff and garage CF43 4AN (WA133829)	A Lease dated 4 July 1966 and granted for a term of 99 years from 29 September 1962	£17.10s.0d
5 Roehampton Court, Cranleigh Rise, Rumney, Cardiff CF43 4AN (CYM459646)	A Lease dated 24 July 2009 and granted for a term of 99 years from 24 July 2009	An initial rent of £50.00 (subject to review)
6 Roehampton Court, Cranleigh Rise, Rumney, Cardiff, and parking space CF43 4AN (CYM459646)	A Lease dated 26 March 2010 and granted for a term of 141 years from 26 March 2010	A peppercorn rent

5. The Property is due to be sold at auction via Paul Fosh Auctions and will be subject to a reserve price. Completion of the sale will take place 28 days after exchange of Contracts and the buyer will be liable for the auctioneers' entry fee of £395.00 plus VAT and commission amounting to 2% of the purchase price (subject to a minimum of £1,950.00) plus VAT, together with the seller's legal fees in the sum of £1,800.00 plus VAT and any reasonable disbursements and the cost of searches in the sum of £295.00.

   A copy of the draft proposed Lease is enclosed.

6. **THIS NOTICE CONSTITUTES AN OFFER** by the Landlord for the contract (if any) entered into by the Landlord at the auction to have effect as if a person or persons nominated by the requisite majority of qualifying tenants of the constituent flats, and not the purchaser, had entered into it on the principal terms mentioned in paragraphs 3 to 5

of this notice. This offer may be accepted by the requisite majority of qualifying tenants of the constituent flats.

7. This offer may be accepted by the requisite majority of qualifying tenants of the constituent flats not later than **14 November 2025**

8. A further period of **28 days** from the expiration of the acceptance period referred to in the preceding paragraph is hereby specified during which a person or persons may be nominated by the tenants under section 6 of the LTA 1987.

9. The time and place of the auction and the name of the auctioneers are as follows:

   The auction will be held with Paul Fosh Auctions 108 Lower Dock St, Newport NP20 2AG on 3 – 5 February 2026 and will be held online with the Paul Fosh website (https://www.paulfoshauctions.com).

10. Any notice accepting this offer or other correspondence about this notice should be sent to Sam Hawking Property Lawyers of 65 Station Road, Port Talbot, SA13 1NW and marked for the attention of [redacted]

DATE : 1/9/25

SIGNED : [redacted]

Agents for and on behalf of the Landlord

CON29M
RESIDENTIAL OFFICIAL COAL MINING REPORT

Overall Result: PASSED

Expert Opinion:

Within the scope of this assessment, the Site is not considered to be susceptible to coal mining-related ground instability. Any identified coal mining features are considered unlikely to impact the value or security of the Site for normal lending purposes and there is no reason for them to impact upon the completion of this transaction.

Will coal mining activity impact the value of the property?	UNLIKELY TO IMPACT VALUE
Are there any adverse mine entries or surface hazards that should be brought to the lender's attention?	NO NEED TO NOTIFY LENDER
Are there mining hazards that should be brought to the purchaser's attention?	NO HAZARDS IDENTIFIED

Within Coal Mining Reporting Area **NO**

CON29M Questions			Assessment
Q1.	Past underground coal mining	NO	PASSED
Q2.	Present underground coal mining	NO	PASSED
Q3.	Future underground coal mining	NO	PASSED
Q4.	Shafts and adits (mine entries)	NO	PASSED
Q5.	Coal mining geology	NO	PASSED
Q6.	Past opencast coal mining	NO	PASSED
Q7.	Present opencast coal mining	NO	PASSED
Q8.	Future opencast coal mining	NO	PASSED
Q9.	Coal mining subsidence claims	NO	PASSED
Q10.	Mine gas emissions	NO	PASSED
Q11.	Emergency surface hazard call-out incidents	NO	PASSED
Non-Coal Mining		NO	PASSED

Official Coal Authority Licensed Data: V1_466_20251215_F | 02-01-2026

Report Address:

Roehampton Court, Cranleigh Rise, Llanrumney, Cardiff, South Glamorgan, CF34AN

Report Details:

Report Reference:
TFC20260109142547XD-CF34AN

Client Reference:
28251268

Date: 09/01/2026



User Key:

- Lender Attention
- Conveyancer Further Action
- Purchaser Advisory
- Passed - No Further Action

SearchCode™

The Property Ombudsman
Consumer Redress

Assessed by the:
Dye & Durham Geohazard Risk Team

CON29M
RESIDENTIAL OFFICIAL COAL MINING REPORT

Please see below our expert opinion and next steps with regards to the property. These may be copied into your Report on Title. No physical site inspection has been carried out. This official CON29M report highlights only the information which we have determined should be drawn to your attention however, other risks may be present. Relevant prudent enquiries for the purchaser are highlighted within the Next Steps section.

Report Conclusions:

Within the scope of this assessment, the Site is not considered to be susceptible to mining-related ground instability. No further information is required within the scope of a typical mortgage application. Below exist relevant interpreted conclusions based on the findings of this report (where applicable):

Although no records exist of historical subsidence claims, it is possible that claims may be made in the vicinity of the Site in the future.

Next Steps:

No further actions required.

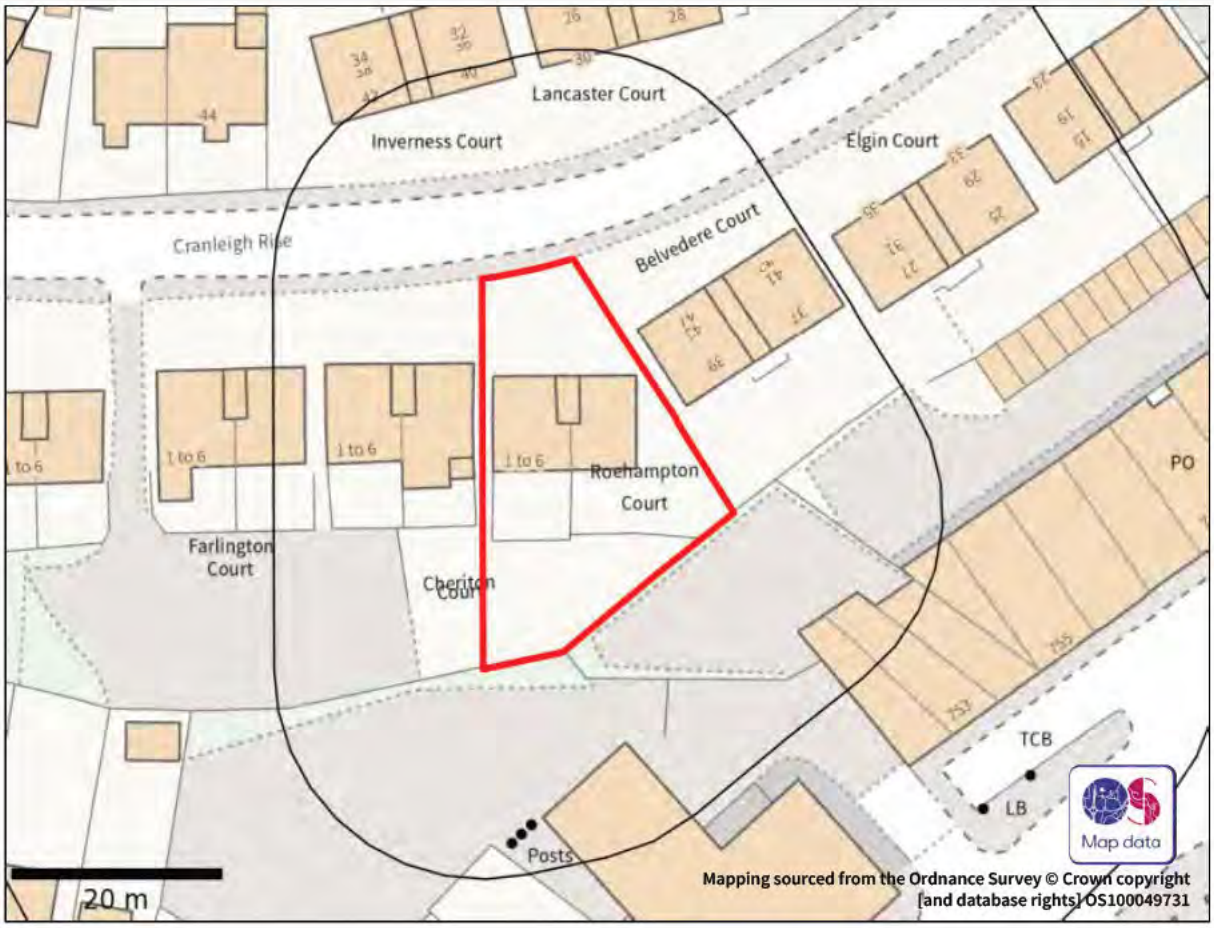
If you are planning on altering or developing the Site

Within the scope of this assessment, the Site is not considered to be susceptible to ground movement, should the Site be developed. Entirely unrecorded mineral workings may exist and therefore in the event any adverse features are discovered during site works, please contact our team directly to discuss the appropriate further steps.

Contact the report author by calling our team on: 0330 900 7500

This official CON29M Residential Coal Mining Report is a site-specific interpretation of coal mining activity. These enquiries are The Law Society CON29M 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. Dye & Durham (UK) Limited's (formerly Terrafirma IDC Limited)'s Terms and Conditions are applicable at the time the report was produced.

Mining Hazard Map



Site Address: Roehampton Court, Cranleigh Rise, Llanrumney, Cardiff, South Glamorgan, CF34AN

Coal Authority Data
- Adit
- Shaft
- Zone of Influence
- Zone of Influence, Factoring for Record Accuracy

Coal Authority Subsidence Claims
- 01 – Awaiting Decision
- 02 – Rejected
- 03 – Admitted
- 05 - Settled
- 06 - Withdrawn

Other Data
- Coal Affected Areas
- Site Boundary
- 20m 50m Scales

CON29M
RESIDENTIAL OFFICIAL COAL MINING REPORT

The enquiries below are The Law Society CON29M Coal Mining search enquiries and are used with permission of The Law Society. This report is prepared in accordance with The Law Society CON29M (2018) Guidance Notes and ScotForm 2006: Coal mining search in Scotland; under which all replies to these enquiries are made. These eleven questions and their answers are relevant to a residential property and should not be relied upon in a non-residential transaction.

Detailed findings of coal mining activity:

1. Past underground coal mining — PASSED

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

A:

The Site is not within a surface area that could be affected by historic, known underground coal mining.

The Site is not within a surface area that could be affected by historic, known shallow underground coal mining.

The Site is not within a surface area that could be affected by historical unrecorded shallow underground mining.

2. Present underground coal mining — PASSED

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

A:

The Site is not situated within an area which could be affected by currently active underground coal mining.

3. Future underground coal mining — PASSED

Q. (a) Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove by underground methods?
(b) Is the property within any geographical area 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?
(d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of the Coal Mining Subsidence Act 1991?

A:

The Site is not situated within an area which could be affected by any future underground coal mining. However, reserves of coal exist in the local area which could be worked at some time in the future.

The Site is not situated within the influence of a Section 46 Notice.

4. Shafts and adits (mine entries) — PASSED

Q. 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?

A:

There are no recorded mine entries within 20 metres of the Site.

5. Coal mining geology — PASSED

Q. 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?

A:

There are no recorded faults, fissures or breaklines that occur within the influence of the Site.

6. Past opencast coal mining

PASSED

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

A:

The Site is not situated within any past licence areas for the opencast extraction of coal.

There are no unlicensed opencast pits or extraction sites beneath the Site.

7. Present opencast coal mining

PASSED

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

A:

The Site is not situated within an area which could be affected by currently active opencast coal mining.

8. Future opencast coal mining

PASSED

Q. (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?

(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?

A:

There are no plans by the Coal Authority to grant a licence to extract coal using opencast methods within 800 metres surrounding the Site.

9. Coal mining subsidence claims

PASSED

Q. (a) Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 1st January 1994?
(b) Does any current 'Stop Notice' delaying the start of remedial works or repairs affect the property?
(c) Has any request been made under section 33 of the 1991 Act to execute preventive works before coal is worked?

A:

There is no record of any coal mining-related damage notices or subsidence claims for the Site or for any Site within 50 metres of the Site.

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.

10. Mine gas emissions

PASSED

Q. 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?

A:

There are no records of any Mine Gas hazards within the influence of the Site and there is no record of any Mine Gas emissions requiring

action.

11. Emergency surface hazard call-out incidents

PASSED

Q. 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?

A:

The Site is not situated within the influence of a coal mining-related hazard.

Non-Coal Mining

PASSED

Q. Is the property within the zone of likely physical influence on the surface of past non-coal workings?

A:

Based on Coal Authority data, the Site is not within a surface area that could be affected by historic, known underground non-coal mining.

Based on Coal Authority data, the Site is not within a surface area that could be affected by historic, known shallow underground non-coal mining.

Based on Coal Authority data, the Site is not within a surface area that could be affected by historical unrecorded shallow underground non-coal mining.

FURTHER INFORMATION

Key and Colour Information

The below key provides further guidance on the colours used throughout this report.

Lender Attention	This colour is applied when the report has identified mining hazards within the vicinity of the Site, including features (e.g., mine shafts/adits) that could affect the future value of the Site. A lender may want to be alerted to this adverse entry, due to requirements of UK Finance (formerly the Council of Mortgage Lenders), before deciding on whether to proceed with the transaction. The conveyancer is advised to follow the terms of the UK Finance Mortgage Lenders' Handbook and any additional instructions from the prospective lender in its consideration and determination of whether to refer any part of this report to the lender.
Conveyancer Further Action	This colour is applied when the report has concluded that further expert analysis of the Site is required. It is recommended that further actions are undertaken to quantify the risk of subsidence or collapse to the Site prior to purchase. It is recommended that the conveyancer liaises with all necessary parties regarding the report's findings.
Purchaser Advisory	This colour is applied when the purchaser's attention should be drawn to the prudent recommendations and advice outlined in the report. The report results should not hinder the transaction and Dye & Durham (UK) Limited's (formerly Terrafirma IDC Limited) Terms & Conditions are valid for the Site. However, it is recommended that the purchaser(s) read this report carefully.
Passed No Further Action	This colour is applied when the report has not identified any mining features that influence the ongoing use or value of the Site. Our expert team does not believe that any further actions are required for this transaction and Dye & Durham (UK) Limited's (formerly Terrafirma IDC Limited) Terms & Conditions are valid for the Site.

Additional Remarks

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. This report is prepared in accordance with The Law Society Guidance Notes 2018 and ScotForm 2006: coal mining search in Scotland; under which all replies to these enquiries are made. Dye & Durham (UK) Limited's (formerly Terrafirma IDC Limited) Terms and Conditions are applicable at the time the report was produced.

Future Development

In scenarios where mining activity has been identified, a prudent developer would seek appropriate technical advice before any works are undertaken.

In these areas, if development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority.

Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Notice of Statutory Cover

In the unlikely event of any future damage, the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994) may apply*, and the Coal Authority / Licensee has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land and/or property in connection with lawful coal-mining operations. Typically, these actions will not need to involve either your insurance company or mortgage lender and therefore the end user(s) should not incur any costs or liability. *Note: this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

In addition to the above, it should also be noted that the Coal Authority offer a Public Safety and Subsidence Department that provides a 24-hour 7 day a week call out service (Tel: 01623 646 333) to take remedial action in respect of hazards associated with the movement or collapse of any coal mineshaft or entrances to coal mines and from other coal mining related surface hazards. Further information can be found on their website: https://www.groundstability.com/.

Limitations

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

Information provided by Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) in this report is compiled in response to The Law Society CON29M Coal Mining search enquiries and ScotForm 2006 coal mining search in Scotland. The scope of the assessment is concerned only with the interpretation of past, present and future extraction of coal minerals. This report does not consider the impact from non-coal mining hazards and/or natural ground stability hazards, such as subsidence, landslip or coastal erosion. For an expert opinion on all mining and ground hazards and in order to meet the requirements of Law Society Guidance Notes (2018) and best practice guidance in the 25th Edition Conveyancing Handbook (2018), you may choose to obtain a Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) Ground Report by contacting a member of the team.

This report is a 'remote' investigation and reviews only information provided by the client and from the databases of publicly available information that have been chosen to enable a desk based environmental assessment of the Site. The report does not include a Site Investigation, nor does Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) make specific information requests of the regulatory authorities for any relevant information they may hold.

This report is concerned solely with the Site searched and should not be used in connection with adjacent properties as only relevant known mining features have been mentioned and any known features that could potentially have a direct influence upon the target Site. Other features which may be present in the general area may have been omitted for clarity.

The report is based upon the Site boundaries as shown on the supplied location plan. This report is confidential to the client, the client's legal advisor and the client's Mortgage lender, as defined in the Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) & TerraSearch® terms & conditions, and as such may be used by them for conveyancing or related purposes. We have no liability toward any person or organisation not party to commissioning this report. This report or any part of it is not permitted to be reproduced, copied, altered or in any other way distributed by any other person or organisation.

Terms and Conditions

Report produced by Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) © 2023.

This report is provided under the Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) Terms and Conditions, a copy of which is available on our website at: https://www.terrafirmaidc.co.uk/terms_and_conditions. They provide a limit of liability per report of £10 million, backed by Professional Indemnity Insurance; details available on request.

Licensing

This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of Coal Authority Data in this report is made by Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) prior to any re-use.

© Crown Copyright (2023) Ordnance Survey License Number 100049731. May contain British Geological Survey materials © NERC (2023).

This report may contain public sector information licensed under the Open Government Licence v3.0.

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

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

Important Consumer Information

This search has been produced by Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) – Address: Imperium, Imperial Way, Reading, Berkshire, RG2 0TD; Email: insight-info@dyedurham.com; Telephone: 0330 900 7500, 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.

This report meets the principles and requirements of the Property Codes Compliance Board Compliance Note CN02J in respect of Coal Mining Searches.

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 Search Code

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

CONTACT OUR TEAM IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Complaints

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

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

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

You can get more information about the PCCB from www.propertycodes.org.uk or from our website at https://www.terrafirmaidc.co.uk.

Complaints Procedure

If you want to make a complaint directly to Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited), 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: Senior Executive, Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) - Address: Imperium, Imperial Way, Reading, RG2 0TD; Email: insight-info@dyedurham.com; Telephone: 0330 900 7500.

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.

WE TRUST THIS REPORT PROVIDES THE INFORMATION YOU REQUIRE. PLEASE CONTACT US IF YOU HAVE ANY QUERIES OR IF WE CAN BE OF ANY FURTHER ASSISTANCE.

CON29M Coal Report Insurance Backed Guarantee

In the unlikely event that the coal data used by Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) in order to compile their report is later found to be inaccurate, the purchaser of the report benefits from Loss of Value Protection of up to £100,000 and should the purchaser later suffer a financial loss, following their reliance on the report, are protected by Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited).

Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) are protected by an indemnity policy through CLS Property Insight Limited through their insurer Great Lakes Insurance SE, UK Branch. Please note that claims are subject to the terms and conditions of the policy that Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) hold with CLS Property Insight Limited. Terms of this policy can be found below:

Policy Number: GESI 0035553CV

Insurer	Great Lakes Insurance UK Limited Great Lakes Insurance UK Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.
Insured	Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited)
Purchaser	The person who buys the Search Report from the Insured, and/or any of the following: 1. The person who asked for the Search Report in connection with the purchase of the Property (and their mortgagee). 2. The person who purchased the Property (and their mortgagee) if the person selling the Property has asked for a Search Report for the benefit of the Purchaser as part of a seller's pack or if the Property has been purchased by way of auction. 3. The owner of the Property (and their mortgagee) if they are re-mortgaging the Property or the owner of the Property who has chosen to obtain a Search Report. 4. Their estate and beneficiaries, to whom the benefit of the Policy will pass in the event of their death during the Period of Insurance.
Property	Any single residential property for which a Search Report is provided by the Insured for the benefit of the Purchaser during the Period of Insurance.
Search Report	The Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) CON29M Coal Report (or relevant Coal assessment section of any attached Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) report).
Limit of Indemnity	£100,000.00 in the aggregate in respect of any one Property
Effective Date	The date of the Search Report, provided by the Insured to the Purchaser being the date that cover will commence.
Period of Insurance	Cover for each individual Property will be from the Effective Date until the Purchaser of the Search Report either; (a) no longer has an interest in the Property, or, (b) until the date of a Subsequent Search Report is obtained by the Purchaser after the Effective Date, whichever is the sooner.
Insured Use	The continued use of the Property as a single residential house or flat as constructed and used at the Effective Date.
Cover	Subject to the terms and conditions of this Policy and provided the Property has been declared to the Insurer and the Premium inclusive of Insurance Premium Tax has been paid to the Administrator, the Insurer will indemnify the Insured during the Period of Insurance in respect of Loss arising from any claim by a Purchaser made against the Insured resulting from inaccurate data having been incorporated into such Search Report.
Market Value	The value of the Purchaser's interest in the title to the Property as determined by a surveyor appointed by agreement between the Insurer and the Insurer, but subject to General Condition 11.
Loss	1. The loss in Market Value of the Property directly attributable to any changes in the information revealed in a subsequent Search Report obtained by the Purchaser, which was not revealed in the Search Report provided to the Purchaser, which was carried out on the Effective Date, such loss in Market Value to be calculated at the date of the subsequent Search Report, and 2. All other costs and expenses which have been agreed in advance by the Insurer.
Exclusions	The Insurer will not be liable to indemnify the Insured for: 1. Loss which is or would otherwise be recoverable under a building's insurance policy. 2. Loss arising wholly or partly because of the wilful act or neglect of the Insured. 3. Loss if at the date of a claim the Purchaser is not the legal or beneficial owner of the Property. 4. Loss in relation to loss of a transaction for the sale or for the purchase of the Property and any costs incurred by the Purchaser in relation to the loss of such transaction. 5. Loss in respect of structural or other physical damage caused to the Property by subsidence or flooding after the Effective Date. 6. Loss as a result of any change in information in response to sections 3 – Future underground coal mining and 8 – Future opencast coal mining of the Search Report carried out at the Effective Date. 7. Loss in respect of the information in any subsequent Search Report after the Effective Date if this information also appears on the Search Report issued to the Purchaser on that date. 8. Loss in relation to any change to the CON29M (2018) Search form and/or the Search Report made after the Effective Date which affects the Insurer's responsibility under this Policy, if Insurers would not have been responsible for the Loss before such change.

	9. Loss in relation to the contents of any brine data whatsoever contained within the standalone Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) CON29M Coal Report. 10. Loss in relation to any change in the interpretation of information upon which Search Report was produced provided such information remains unchanged. 11. Loss arising from claims made under this Policy by any party other than the Insured. 12. This Policy does not cover any Loss and/or any legal liability caused by or arising out of or in connection with any of the following; a) any malicious or non-malicious electronic data activity (including computer system failure and/or a cyber incident), including but not limited to any action taken in controlling, preventing, suppressing, or remediating any cyber act or incident. b) Radioactivity, including but not limited to contamination by radioactivity from any nuclear fuel, waste, weaponry, or equipment. c) War, invasion, civil war, rebellion, revolution, or a similar event. d) any act of terrorism, meaning an act including but not limited to the use of force, violence and/or threat, of any person(s), whether acting alone or on behalf of or in connection with any organisation(s) or government(s), committed for political, religious, ideological or similar purposes including the intention to influence any government or to put the public, or any section of the public, in fear. 13. The Insurer will not provide any insurance cover or benefit and will not pay any sum if doing so would mean that the Insurer is in actual or potential contravention of any sanction, prohibition or restriction imposed by any law or regulation applicable to the Insurer.
Claims Conditions	1. It is a condition precedent of the Insurer's liability under this Policy that the Policyholder and/or the Purchaser will give written notice to the Administrator at the address shown under "Making a Claim", below, as soon as reasonably practicable, of any circumstances likely to give rise to a claim for which the Insurer may be liable under this Policy and provide the Administrator with such information and documentation as may reasonably be requested. 2. The Insurer will be entitled to decide how to defend or settle a claim. 3. The Insurer will be entitled to participate fully in any defence, negotiation or settlement of a claim or circumstance and in any such event the Policyholder and/or the Purchaser will (to the extent reasonably practicable in the circumstances, but without limitation): (i) not incur any cost or expense without first consulting with and receiving written consent from the Insurer. (ii) not make any admission of liability, offer, settlement, promise, payment or discharge without first consulting with and receiving written consent from the Insurer. (iii) give the Insurer access to and provide the Insurer with copies of all correspondence and documentation available to the Insured in relation to the claim or circumstance and afford the Insurer sufficient time in which to review and comment on such documentation. (iv) inform the Insurer of any proposed meeting with any third party in relation to a claim or circumstance and allow the Insurer to attend such meeting and, if the Insurer so requests, provide a detailed written account of the subject and outcome of any such meeting or discussion at which the Insurer was not present. (v) conduct all negotiations and proceedings in respect of any claim or circumstance with advisers of which the Insurer has approved in writing and take such action as the Insurer may reasonably require to contest, avoid, resist, compromise or otherwise defend any claim or circumstance. (vi) provide the Insurer with such other information and assistance in connection with any claim or circumstance as the Insurer may reasonably request. 4. The Insurer will be entitled to all rights and defences it may have in respect of a claim by a Purchaser against any successor to that Purchaser. 5. If at the time of any claim made under this Policy, there is any other insurance in place whether effected by the Purchaser or by any other person under which the Purchaser may be entitled to make a claim the Insurer will be liable to pay or contribute in respect of a claim under this Policy only rateably with such other insurance. 6. If the Purchaser makes any claim knowing it to be false or fraudulent as regards amount or otherwise, this Policy will become voidable and all claims under it may be forfeited. 7. In the event of any claim under this Policy from a Purchaser where the Policyholder has failed to make the required declaration and/or has failed to pay the Premium due to the Insurer via the Administrator but the Insurer is still required to deal with the claim from the Purchaser, the Insurer will be entitled to seek recovery from the Policyholder of all claims monies paid to the Purchaser together with the amount of the Insurer's costs incurred in the handling of the claim.
Additional Information	This is a summary of the policy and does not contain its full terms and conditions. A copy of the general conditions is available on request. In the event of a claim, please contact Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) (the 'Insured') in the first instance. Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited)'s terms and conditions (https://www.terrafirmaidc.co.uk/terms_and_conditions) provide an assurance (section 3.8) that in the event of any successful claim, the award will be paid, in full, to the Customer/Purchaser.

Administrator	CLS Property Insight Limited, 26 Kings Hill Avenue, West Malling, Kent, ME19 4AE. CLS Property Insight Limited can be contacted by email at info@clspropertyinsight.co.uk or by telephone on 01732 753 910. CLS Property Insight R P Partington Director Signed by CLS Property Insight Limited on behalf and with the authority of the Insurer

OFFICER REPORT

Application Number: 24/00683/FUL

Site Address: Farlington Court, Cheriton Court, And Roehampton Court Cranleigh Rise Llanrumney Cardiff

Proposal: Three rear dormer loft conversions to the existing three residential blocks to provide for three new two-bedroom units.

Ward: LLANRUMNEY

Case Officer: [redacted]

Expiry Date: 20240521

Extension of Time Date:

Site Notice Expiry:

Press Advert Expiry:

Decision Date:

Agent: [redacted] **Applicant:** Merhav Cardiff Ltd C/O Agent

---

RECOMMENDATION - Permission Granted

SITE DESCRIPTION

The site comprises 3no. three storey apartment buildings each containing 6no. two bedroom flats. A car park at the rear of the site contains 18 car parking spaces, one per apartment.

PROPOSAL

Following pre-app advice (PA/22/00118) it is proposed to replace the roof of each block with a new roof, 0.5m higher than the existing, including rear box-dormer type roof extension, to create a two bedroom flat in the roof space, along with three new allocated car parking spaces as well as secure storage for bins and bicycles.

RELEVANT PLANNING HISTORY

PA/22/00118 - Roof level alterations to the existing residential blocks to provide for new residential accommodation. Furthermore, there is potential for two new residential units in the form of infill development on Lynmouth Crescent and for a modest two bedroom dwelling on the land to the rear of Cranleigh Rise and associated works

POLICY FRAMEWORK

National Policy

Planning Policy Wales (Edition 12) was revised and restructured in February 2024. Its primary objective is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.

It aligns with the themes and approaches set out in Future Wales - the National Plan 2040 (see below) to deliver the vision for Wales that is set out therein.

The document should be *read as a whole*, and where 'must' is used, it reflects a legislative requirement or indicates where action is needed now to achieve strategic outcomes in the longer term.

Technical Advice Notes

PPW is supported by a series of more detailed Technical Advice Notes (TANs), of which the following is of relevance: -

TAN12 Design (2016)

The Development Plan

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Future Wales - the National Plan 2040 now forms part of the Development Plan for all parts of Wales, comprising a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. All Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales.

The Local Development Plan is the Cardiff Local Development Plan 2006-2026 which was adopted in January 2016, and within which the following policies are of relevance:

KEY POLICIES

KP5 Good Quality and Sustainable Design
KP8 Sustainable Transport
KP13 Responding to Evidenced Social Needs

DETAILED POLICIES

H2 Conversion to Residential Use
H5 Sub-division or Conversion of Residential Properties
EN13 Air, Noise, Light Pollution and Land Contamination
T5 Managing Transport Impacts
T1 Walking and Cycling
C3 Community Safety/Creating Safe Environments

Supplementary Planning Guidance:

The Supplementary Planning Guidance (SPG) relevant to this application is as follows:

Managing Transportation Impacts (Incorporating Parking Standards) (2018)
Flat Conversions (2019)
Cardiff Residential Design Guide (January 2017)

INTERNAL CONSULTEE RESPONSES

Transportation – No objection

REPRESENTATIONS

The application was publicised via the Councils website and by means of neighbour notification letter. No representations have been received.

ANALYSIS

The principal issues in the determination of this application concern the effect of the proposal upon the character and appearance of the area, amenity of neighbouring occupiers, highway safety, and parking.

Impact upon the Character of the Area

The increased ridge height would have negligible impact on the street scene. Views of the dormers are limited as the rear of the site is screened by way of tall evergreen trees which are within the applicant boundary.

Impact upon Neighbouring Occupiers

The dormers would face a supermarket car park, with residential dwellings beyond. The distance from the relevant dormer to the closest neighbouring residential garden is approximately 25 metres and to the nearest dwelling approximately 40 metres. These distances are significantly greater than the minimum distance set out in LPA guidance. However, the ever green trees would block views to neighbouring properties.

Impact on Highway Safety / Parking

The development would provide one parking space for each of the three new dwellings alongside dedicated bin and bike storage.

Legal Considerations

Wellbeing of Future Generations (Wales) Act 2015 - In reaching this recommendation officers have taken into account the requirements of Sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. This recommendation is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Minister's well-being objectives as required by section 8 of the WBFG Act.

Crime and Disorder Act 1998 - Section 17(1) imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been given due consideration in the determination of this application.

Equality Act 2010 - identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. Having due regard to advancing equality involves - removing or minimising disadvantages suffered by people due to their protected characteristics; taking steps to meet the needs of people from protected groups where these differ from the need of other people; and encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low. This duty has been given due consideration in the determination of this application.

Planning (Wales) Act 2015 (Welsh language) - Section 31 clarifies that impacts on the Welsh Language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the assessment of this application.

Environment (Wales) Act 2016 - Section 6 requires that the LPA must seek to maintain and enhance biodiversity in the exercise of its functions, and in so doing promote the resilience of ecosystems, so far as is consistent with the proper exercise of those functions. In complying with this duty the LPA will have to take account of the resilience of ecosystems, in particular the diversity between and within ecosystems; the connections between and within ecosystems; the scale of ecosystems; the condition of ecosystems and the adaptability of ecosystems. This duty has been given due consideration in the assessment of this application.

CONCLUSION

The decision has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

Having regard to Policies within the Cardiff Local Development Plan 2006-2026, together with relevant Supplementary Planning Guidance it is concluded that the proposal is considered acceptable and planning permission is recommended, subject to conditions.

RECOMMENDATION - Permission Granted subject to the following conditions / reasons :

Time Limit Conditions

1 The development permitted shall be begun before the expiration of five years from the date of this planning permission.
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

List of Approved Plans

2 The development, unless otherwise required by the ensuing conditions, shall be carried out in accordance with the following approved plans and details:

2035 - 001 Rev. P1 Location plan
2035 - 003 Rev. P1 Proposed block plan
2035 - 110 Rev. P1 Proposed ground floor plan
2035 - 111 Rev. P1 Proposed first floor plan
2035 - 112 Rev. P1 Proposed second floor plan
2035 - 113 Rev. P1 Proposed third floor plan
2035 - 114 Rev. P1 Proposed roof floor plan
2035 - 120 Rev. P1 Proposed N & S Elevations
2035 - 121 Rev. P1 Proposed W & E Elevations 1-3
2035 - 130 Rev. P1 Proposed Sections AA, BB & CC

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

Reference No: 24/00683/FUL

CARDIFF COUNCIL
CYNGOR CAERDYDD

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(WALES) ORDER 2012

APPROVAL OF FULL PLANNING PERMISSION

Name and address of the applicant
Merhav Cardiff Ltd C/O Agent
C/O Merhav Olympia House
Armitage Road
London
NW11 8RQ

Name and address of the agent
[redacted]

DATE REGISTERED:	**26 March 2024**
APPLICATION NO:	**24/00683/FUL**
LOCATION:	**Farlington Court, Cheriton Court, And Roehampton Court, Cranleigh Rise, Llanrumney, Cardiff**
PROPOSAL:	**Three rear dormer loft conversions to the existing three residential blocks to provide for three new two-bedroom units.**

CARDIFF COUNCIL as the Local Planning Authority in pursuance of its power under the above mentioned Act and Order hereby **GRANTS PLANNING PERMISSION** for the development as described above to be carried out in accordance with the application and the plans submitted therewith, subject to compliance with the following conditions:

Conditions:

Time Limit Conditions

1. The development permitted shall be begun before the expiration of five years from the date of this planning permission.
   Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

Reference No: 24/00683/FUL

List of Approved Plans

2. The development, unless otherwise required by the ensuing conditions, shall be carried out in accordance with the following approved plans and details:

2035 - 001 Rev. P1 Location plan
2035 - 003 Rev. P1 Proposed block plan
2035 - 110 Rev. P1 Proposed ground floor plan
2035 - 111 Rev. P1 Proposed first floor plan
2035 - 112 Rev. P1 Proposed second floor plan
2035 - 113 Rev. P1 Proposed third floor plan
2035 - 114 Rev. P1 Proposed roof floor plan
2035 - 120 Rev. P1 Proposed N & S Elevations
2035 - 121 Rev. P1 Proposed W & E Elevations 1-3
2035 - 130 Rev. P1 Proposed Sections AA, BB & CC

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

[redacted]

[redacted]
Head of Planning

Date: 6th August 2024

Reference No: 24/00683/FUL

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS NOTICE

PLANNING DECISION NOTICES: ADDITIONAL INFORMATION
APPLICATIONS FOR PLANNING PERMISSION, APPROVAL OF RESERVED MATTERS AND CERTIFICATE OF LAWFUL USE

(I) **Appeals**

An appeal can be made to the National Assembly for Wales against the City of Cardiffs refusal of planning permission for the proposal or to grant it subject to conditions (see Section 78 of the Town and Country Planning Act 1990). This must be made within 6 months for most applications, and 12 weeks for household applications and A1, A2 and A3 commercial applications.

The Secretary of State may not consider an appeal if it appears that the City could not have granted planning permission for the proposal, or could not have granted it without the conditions it imposed, having regard to the statutory requirements or to the provisions and directions of the development order.

(ii) **Purchase Notices**

The land or property owner may be able to serve a purchase notice on the City if it has refused permission to develop land or has granted it subject to conditions. In order to serve a purchase notice the owner must show that the land can neither be put to a reasonably beneficial use in its existing state and is not capable of reasonably beneficial use by the carrying out of other development which has been or would be permitted. A purchase notice will require the City to buy the owner's interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(iii) **Compensation**

It may be possible to claim compensation from the City if permission is refused, or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him (see Section 137 and related provisions of the Town and Country Planning Act 1990).

APPLICATIONS FOR CONSENT TO DISPLAY ADVERTISEMENTS

(i) All advertisements (and any site used for the display of advertisements) granted consent must:
   (a) be maintained in a clean, tidy and safe condition;
   (b) not be displayed without the permission of the owner of the site or any person with an interest in the site entitled to grant permission; and
   (c) not be displayed or sited so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to make hazardous the use of any highway, railway, waterway or aerodrome.

   Any exiting advertisements which need to be removed shall be removed to the reasonable satisfaction of the City.

(ii) Appeals can be made to the Planning Inspectorate, if consent is refused by the City o is granted subject to conditions, or for less than 5 years. Appeals must be made within 8 weeks from the date of the decision. Appeals must include copies of the application with all relevant submitted plans, correspondence and the decision notice (see Town and Country Planning (Control of Advertisements) Regulations 1992).

3
4

Reference No: 24/00683/FUL

APPLICATIONS FOR LISTED BUILDING CONSENT OR CONSERVATION CONSENT

(i) **Appeals**

An appeal can be made to the Planning Inspectorate (normally within 6 months or 12 weeks for household applications and A1, A2 and A3 commercial applications) against the City's decision to refuse consent for the proposal or to grant consent subject to conditions (see regulation 8 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990).

(ii) **Purchase Notice**

The property owner may be able to serve a purchase notice on the City if it has refused consent or granted it subject to conditions. In order to serve a purchase notice the owner must show that the property can neither be put to a reasonably beneficial use in its existing state and is not capable of reasonably beneficial use by the carrying out of other development which has been or would be permitted.

A purchase notice will require the City to buy the owner's interest in the property in accordance with Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(iii) **Compensation**

It may be possible to claim compensation from the City if consent is refused, or granted subject to conditions by the Planning Inspectorate on appeal or on reference of the application to him (see Section 27 of the Planning (Listed Building and Conservation Area) Act 1990).

ACCESS TO BUILDINGS FOR DISABLED PERSONS

Please consider adequate provision for access to buildings which disabled persons are likely to use such as shops, offices, factories, railway premises and educational establishments. (See Section 76 of the Town and Country Planning Act 1990). Please contact the BuildingControl Division, PT&E, County Hall, Atlantic Wharf, Cardiff, CF10 4UW for further advice.
(Phone :029 2233 0381/2/3).

PLEASE CONTACT PLANNING AND ENVIRONMENT DECISIONS WALES, CROWN BUILDING, CATHAYS PARK,CARDIFF, CF10 3NQ FOR DETAILS OF APPEAL PROCEDURES AND FORMS:
TEL : 0300 0604400
Email: PEDW.Casework@gov.wales

Dated

7th April 2026

[redacted]

Licence to Carry Out Works

Relating To

The Lease of the roof space at Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF3 4AN

THIS LICENCE is made on the 7th day of April 2026

BETWEEN

(1) [redacted]

(2) [redacted]

RECITALS

(A) This licence is supplemental and collateral to the Lease.

(B) The Licensee intends to carry out the Works and under the terms of the Contract, requires the consent of the Licensee to do so.

IT IS HEREBY AGREED

1. INTERPRETATION

The following definitions and rules of interpretation apply in this licence.

1.1 Definitions:

"Building"	the land and building known as Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF3 4AN registered at HM Land Registry with title number CYM658819
"CDM Regulations"	means the Construction (Design and Management) Regulations 2015 (*SI 2015/51*).
"Lease"	means a lease of the Property dated the same date as this Licence and made between the Licensor and the Licensee and all documents supplemental or collateral to that lease.
"Planning Permission"	The planning permission with reference 24/00683/FUL a copy of which is attached to this Licence
"Property"	means the leasehold property known as the loft space directly under the roof of Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF3 4AN and registered at HM Land Registry with title absolute under title number CYM658819
"Works"	means the works to be carried out at the Property

in order to comply with the conversion of the Property in accordance with the Planning Permission together with making good any damage to the Building caused by carrying out such works.

1.2 `Clause, Schedule and paragraph headings shall not affect the interpretation of this licence.

1.3 A "**person**" includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).

1.4 The Schedules form part of this licence and shall have effect as if set out in full in the body of this licence. Any reference to this licence includes the Schedules.

1.5 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.

1.6 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.

1.7 Unless otherwise specified, a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time.

1.8 A reference to a statute or statutory provision shall include all subordinate legislation made from time to time under that statute or statutory provision.

1.9 A reference to "**writing**" or "**written**" includes fax but not e-mail.

1.10 A reference to this licence or to any other agreement or document referred to in this licence is a reference to this licence or such other agreement or document as varied or novated (in each case, other than in breach of the provisions of this licence) from time to time.

1.11 Unless the context otherwise requires, references to clauses and Schedules are to the clauses and Schedules of this licence and references to paragraphs are to paragraphs of the relevant Schedule.

1.12 Any words following the terms "**including**", "**include**", "**in particular**", "**for example**" or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.

1.13 Any obligation on a party not to do something includes an obligation not to allow that thing to be done.

2. CONSENT TO CARRY OUT THE WORKS

2.1 In consideration of the obligations on the Licensee in this licence, the Licensor consents to the Licensee carrying out the Works on the terms set out in this licence.

2.2 This consent will cease to be valid if the Works have not been started (in accordance with the terms of this licence) within 12 months from (and including) the date of this licence, unless the Licensor gives the Licensee notice extending the period of validity. If the Licensor does agree to an

extension, then this consent will remain valid for the period stated in that notice and the time period stated in clause 4.8(a) will be extended by the same amount. If this consent ceases to be valid and the Licensor has not given notice extending its validity, all the terms of this licence except clause 2.1 will remain in force.

2.3 Nothing in this licence will place the Licensee under an obligation to the Licensor to carry out the Works, but if it does carry them out, it must do so on the terms of this licence.

2.4 This consent does not obviate the need for the consent of any person other than the Licensor that may be required to carry out the Works.

3. STARTING THE WORKS

3.1 The Licensee must not start the Works until it has complied with the requirements of this clause and of clause 5.1.

3.2 Before commencing the Works, the Licensee must obtain any and all necessary permissions, licences and consents that are required for the Works under all laws and by the owner or occupier of any neighbouring land or otherwise.

3.3 Upon the request of the Licensor, the Licensee must produce all such licences and consents to the Licensor.

3.4 The Licensee must notify the Licensor and the insurers of the Building of the date it intends to start carrying out the Works.

3.5 The Licensee will be responsible for any uplift in the insurance premium paid by the Licensor for the Building's insurance policy as a result of the Works.

3.6 The Licensee will be required to obtain public liability insurance and any other insurance policies that are necessary in relation to the Works (in accordance with clause 7.1 of this Licence) and will provide a copy of the policies to the Licensor and the insurers of the Buildings on written request.

4. CARRYING OUT AND COMPLETING THE WORKS

4.1 The Licensee must carry out the Works:

(a) using good quality, new materials which are fit for the purpose for which they will be used;

(b) in a good and workmanlike manner and in accordance with good building and other relevant practices, codes and guidance; and

(c) to the reasonable satisfaction of the Licensor.

4.2 In carrying out the Works the Licensee must comply with all laws and the terms of all other licences and consents, the requirements and recommendations of all relevant utility suppliers and those of the insurers of the Property.

4.3 The Licensee must take all proper steps to ensure that carrying out the Works does not make any of the following unsafe:

(a) the structure of the Building,

(b) any other flats located within the Building;

(c) any plant or machinery at the Building,

(d) any neighbouring land or building.

4.4 The Licensee must cause as little disturbance and inconvenience as possible to the Licensor and the owners and occupiers of any flats within the Building or any neighbouring land. The Licensee must not infringe any of their rights nor the rights of any other person in relation to the Property or the Building.

4.5 The Licensee must immediately make good, to the reasonable satisfaction of the Licensor, any damage (including decorative damage) to any land or building or any plant and machinery (other than the Property) which is caused by carrying out the Works.

4.6 The Licensee must allow the Licensor and its surveyors access to the Property, both while the Works are being carried out and afterwards, and will give the Licensor the information it reasonably requests to establish that the Works are being and have been carried out in accordance with this licence.

4.7 Any works carried out by the Buyer under the terms of this Licence, are carried out entirely at the Buyer's own risk, and the Buyer shall have no recourse for any refund from the Licensor in respect of the works carried out by the Buyer, under any circumstances.

4.8 The Licensee must:

(a) As soon as reasonably possible from the date of this Licence and in accordance with the terms of the Planning Permission ; and

(b) must notify the Licensor as soon as the Works have been completed,

5. THE CDM REGULATIONS

5.1 By entering into this licence, the Licensee and the Licensor agree that, to the extent that the Licensor may be a client for the purposes of the CDM Regulations, the Licensee is to be treated as the only client in respect of the Works for the purposes of the CDM Regulations.

5.2 The Licensee must comply with its obligations as a client for the purposes of the CDM Regulations and must ensure that the principal designer and the principal contractor that it appoints in relation to the Works comply with their respective obligations under the CDM Regulations.

5.3 The Licensee must ensure that all relevant documents relating to the Works are placed in the health and safety file for the Property by the principal designer or principal contractor in accordance with the CDM Regulations and otherwise comply with its obligations in the Lease relating to those documents and the file.

6. ADDITIONAL WORKS

6.1 If the terms of any planning permission, licence or consent (other than this licence) obtained for the Works, require any other works to be carried out (whether to the Property or to any other land or building) the Licensee must carry out such other works within any time limit imposed by such permission, licence or consent and in any event before the end of the Term.

6.2 The terms of this licence, other than clause 2 and clause 4.8(a) will apply to the carrying out of such other works as if they formed part of the Works.

6.3 This clause is without prejudice to any requirement on the Licensee to obtain the consent of the Licensor to such other works pursuant to the Lease and the consent of any other person that may be required for such other works.

7. INSURANCE OF THE WORKS

7.1 The Licensee is obliged to insure the Works and the Works they will be at the sole risk of the Licensee.

8. FEES, RATES AND TAXES

The Licensee must pay all fees, rates, levies and taxes that arise by reason of the Works (including any arising under any laws applying to the Works) whether imposed on the Licensor or the Licensee and must indemnify the Licensor from all liability in relation to such fees, rates, levies and taxes.

9. REINSTATEMENT

9.1 The Licensee must make good any damage (including decorative damage) to the Building caused by the Works.

10. NO WARRANTY BY THE LICENSOR

10.1 No representation or warranty is given or is to be implied by the Licensor entering into this licence or by any step taken by or on behalf of the Licensor, in connection with it as to:

(a) the suitability of the Property for the Works; or

(b) whether the Works or any removal or reinstatement of them may be lawfully carried out.

10.2 The Licensee acknowledges that it does not rely on, and will have no remedies in respect of, any representation or warranty (whether made innocently or negligently) that may have been made by or on behalf of the Licensor before the date of this licence as to any of the matters mentioned in clause 10.1.

10.3 Nothing in this clause shall limit or exclude any liability for fraud.

11. COSTS

11.1 The Licensee must pay on demand any further reasonable costs and disbursements of the Licensor, its solicitors, surveyors and insurers incurred in connection with the Works or any removal of them and reinstatement of

the Property or in making good any damage to any land or building, plant or machinery (other than the Property) which is caused by the carrying out of the Works or by the removal of them or the reinstatement of the Property.

11.2 The obligations in this clause extend to costs and disbursements assessed on a full indemnity basis and to any value added tax in respect of those costs and disbursements except to the extent that the Licensor is able to recover that value added tax.

12. INDEMNITY

The Licensee shall indemnify the Licensor against all liabilities, costs, expenses, damages and losses suffered or incurred by the Licensor arising out of or in connection with any breach of the terms of this licence.

13. NOTICES

13.1 Any notice given under this licence shall be in writing and shall be delivered by hand or sent by pre-paid first-class post or other next working day delivery service to the relevant party as follows:

(a) to the Licensor at: 113 North End Road, London, England, NW11 7TA

(b) to the Licensee at: 13 Slade Park, Slade Lane, Haverfordwest, SA61 2HQ

or as otherwise specified Costs by the relevant party by notice in writing to each other party.

13.2 Any notice given in accordance with clause 13.1 will be deemed to have been received:

(a) if delivered by hand, on signature of a delivery receipt or at the time the notice is left at the proper address; or

(b) if sent by pre-paid first-class post or other next working day delivery service, at 9.00 am on the second working day after posting.

13.3 A notice given under this licence shall not be validly given if sent by e-mail.

13.4 This clause does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.

14. LIABILITY

The obligations of the Licensee in this licence are owed to the Licensor and are made in consideration of the consent granted by clause 2.1.

15. THIRD PARTY RIGHTS

A person who is not a party to this licence shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this licence.

16. **GOVERNING LAW**

This licence and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.

17. **JURISDICTION**

Each party irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with this licence or its subject matter or formation (including non-contractual disputes or claims).

In witness whereof this document has been executed as a deed and delivered on the date first stated above.

Executed as a deed by)

[redacted]

SIGNED as a deed by)

[redacted])

in the presence of:)

Witness signature: .....

Witness name: .....

Witness address: .....

Witness occupation:.....

HM Land Registry
Application Enquiry

Application Details

Enquiry time: 06 NOV 2026 at 11:25:41

Dispositionary First Lease, 27 APR 2026

CYM925046 (New Title)

CYM658819 (Parent Title)

HM Land Registry Reference	JGE1D76
Application Type	Dispositionary First Lease - Expedition Approved
Priority Date	27 Apr 2026
Priority Time	11:03:32
Property Description	Loft Space
Lodged By	[redacted]
Customer Reference	[redacted]
Application Received By	Portal
Application Progress	Delayed Requisition(s) issued on 22 Oct 2026

Enquiry Reference: 261021-6868274 **Application Reference:** JGE1D76 **Title Number:** CYM925046
Your Reference Numbe[redacted]
Dear Customer

Your request for expedition of the application has been approved and has been passed to a processing team.

They will aim to process your application as a priority and this may give rise to requests for information (requisitions) or other matters, such as prior applications or official searches that need to be considered before it can be completed. If this is the case, the processing team will contact the customer who submitted the application with an update within the next 10 working days.

Please also note that it can take up to 10 working days for a response to a requisition to be considered.

If you asked for the expedition of multiple applications, these have not been considered and you need to resubmit requests for each application separately against a single title number and HM Land Registry reference, this will allow us to marry up your request more efficiently with the application. We apologise for any inconvenience this may cause.

We would ask you to be patient and not contact us again about this processing of this application. However, if you need to, please do so by using the 'Reply to Requisition' or View Applications 'Respond' function, and your enquiry will be dealt with by the caseworker processing your application.

If you are unable to do this, then please make further contact by replying to this e-mail. This will ensure that your follow-up query is linked to the original one.

Please refer to our Measures to support customers for information about how we are delivering our service.

Yours faithfully

Customer Team
HM Land Registry

We only provide factual information and impartial advice about our procedures. Read more about the advice we give.

Easy and free support to help you work with HM Land Registry:
Guidance for members of the public - GOV.UK
Guidance for property professionals - GOV.UK
HM Land Registry's purpose is to protect your land ownership and provide services and data that underpin an efficient and informed property market. Our vision is: "A world-leading property market as part of a thriving economy and a sustainable future".We check all mail and attachments for known viruses. However, you are advised that you open any attachments at your own risk. If you have received this email and it was not intended for you, please let us know, then delete it.We welcome correspondence in English and Welsh.To see how HM Land Registry treats your personal information, read our Personal information charter: www.gov.uk/government/organisations/land-registry/about/personal-information-charter.

Practical Law

BPF

Commercial Property Standard Enquiries

CPSE.1 (version 3.8) General pre-contract enquiries for all property transactions

Conditions

This document may be used free of charge subject to the Conditions set out in *GN/CPSE (version 3.3) Guidance notes on the Commercial Property Standard Enquiries (www.practicallaw.com/3-628-1672)*.

Particulars

[redacted]

Buyer:

Property: Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF3 4AN

Development (if appropriate):

Transaction:

Seller's solicitors: Sam Hawking Property Lawyers

Buyer's solicitors:

Date: 09/01/2026

Interpretation

1. In interpreting these enquiries, the terms set out in the Particulars have the meanings given to them in the Particulars and the following interpretation also applies:

- **Buyer:** includes tenant and prospective tenant.
- **Conduits:** means the pipes, wires and cables through which utilities and other services are carried.
- **Property:** includes any part of it and all buildings and other structures on it.

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

- **Seller:** includes landlord and prospective landlord.

- **Stamp Duty Land Tax** or **SDLT** includes Land Transaction Tax where the Property is in Wales, and references to HMRC include the Welsh Revenue Authority where relevant.

2. The replies to the enquiries will be given by the Seller and addressed to the Buyer. Unless otherwise agreed in writing, only the Buyer and those acting for it may rely on them.

- References in these enquiries to "**you**" mean the Seller and to "**we**" and "**us**" mean the Buyer.

- In replies to the enquiries, references to "**you**" will be taken to mean the Buyer and to "**we**" and "**us**" will be taken to mean the Seller.

3. The replies are given without liability on the part of the Seller's solicitors, its members, partners, employees, consultants or other staff.

4. The Buyer acknowledges that even though the Seller will be giving replies to the enquiries, the Buyer should still inspect the Property, have the Property surveyed, investigate title and make all appropriate searches and enquiries of third parties.

5. In replying to each of these enquiries and any supplemental enquiries, the Seller acknowledges that it is required to provide the Buyer with copies of all documents and correspondence and to supply all details relevant to the replies, whether or not specifically requested to do so.

6. The Seller confirms that pending exchange of contracts or, where there is no prior contract, pending completion of the Transaction, it will notify the Buyer on becoming aware of anything which may cause any reply that it has given to these or any supplemental enquiries to be incorrect.

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

CONTENTS

ENQUIRIES

1. Boundaries and extent 4
2. Party walls 5
3. Rights benefiting the Property 5
4. Adverse rights affecting the Property 6
5. Title policies 8
6. Access to neighbouring land 8
7. Access to and from the Property 9
8. Physical condition 9
9. Contents 11
10. Utilities and services 12
11. Fire safety and means of escape 13
12. Planning and building regulations 14
13. Statutory agreements and infrastructure 16
14. Statutory and other requirements 17
15. Environmental 19
16. Occupiers and employees 20
17. Insurance 21
18. Rates and other outgoings 22
19. Notices 24
20. Disputes 24
21. Community Infrastructure Levy (CIL) 25
22. Commonhold 26
23. Stamp Duty Land Tax (SDLT) on assignment of a lease 27
24. Deferred payment of SDLT 28
25. Value Added Tax (VAT) Registration information 28
26. Transfer of a business as a going concern (TOGC) 29
27. Other VAT treatment 30
28. Standard-rated supplies 30
29. Exempt supplies 31
30. Zero-rated supplies 31
31. Transactions outside the scope of VAT (other than TOGCs) 31
32. Capital allowances 32

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

ENQUIRIES

1. BOUNDARIES AND EXTENT

1.1 In respect of all walls, fences, ditches, hedges or other features **(Boundary Features)** that form the physical boundaries of the Property:

(a) are you aware of any discrepancies between the boundaries shown on or referred to in the title deeds and the Boundary Features; and

(b) have any alterations been made to the position of any Boundary Features during your ownership or, to your knowledge, earlier?

Not that we are aware of.

1.2 To whom do the Boundary Features belong if they do not lie wholly within the Property?

N/A

1.3 In relation to each of the Boundary Features:

(a) have you maintained it or regarded it as your responsibility;

(b) has someone else maintained it or regarded it as their responsibility; or

(c) have you treated it as a party structure or jointly repaired or maintained it with someone else?

Managing Agent is appointed by F/H

1.4 Please supply a copy of any agreement for the maintenance of any of the Boundary Features.

N/A

1.5 Please supply a plan showing any parts of the Property that are situated beneath or above adjoining premises, roads or footpaths and supply copies of any relevant licences for projections.

N/A

1.6 Are there any adjoining or nearby premises or land which you use or occupy in connection with the Property?

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

1.7 If the answer to enquiry 1.6 is "yes", please:

(a) provide a plan showing the area occupied;

(b) provide evidence of the basis of such occupation; and

(c) state when such occupation commenced.

N/A

2. PARTY WALLS

In respect of any party structures which form part of the Property and also in respect of any works of the kind which require notices to be served under the Party Wall etc. Act 1996 **(1996 Act)** please:

(a) confirm that there have been no breaches of the 1996 Act or any earlier legislation governing party structures;

(b) supply copies of any notices, counternotices, awards and agreements relating to party structures, whether made under the 1996 Act or otherwise; and

(c) confirm that there have been no breaches of any of the terms, notices, counternotices, awards or agreements.

No breaches

3. RIGHTS BENEFITING THE PROPERTY

3.1 Unless apparent from the copy documents supplied, are there any covenants, agreements, rights or informal arrangements of any kind (including any which you may be in the course of acquiring) which benefit the Property **(Rights)**?

Not that we are aware of. Refer to your own investigation

3.2 In respect of any Rights benefiting the Property, and unless apparent from the copy documents supplied, please:

(a) if the Right is formally documented, show title and supply copies of all relevant documents, plans and consents;

(b) if the Right is not formally documented, supply evidence as to entitlement together with a plan showing the area over which the Right is exercised;

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

(c) state to what extent any Rights are exercised, whether they are shared and if so by whom;

(d) state whether they can be terminated and, if so, by whom;

(e) state who owns and/or occupies the land over which any Rights are exercisable;

(f) give details of the maintenance (including costs) of any land, Conduits or equipment used in connection with any Rights;

(g) give details of any interference with any Rights, whether past, current or threatened; and

(h) confirm that all terms and conditions relating to the exercise of any Rights have been complied with or, if they have not, give details.

Rely on your own investigation

3.3 Have you (or, to your knowledge, has any predecessor in title):

(a) registered against any other titles at the Land Registry any unilateral notices to protect the priority of any of the Rights revealed in response to enquiry 3.1; or

(b) registered any cautions against first registration in respect of any of the Rights revealed in response to enquiry 3.1?

No

4. ADVERSE RIGHTS AFFECTING THE PROPERTY

4.1 Unless apparent from the copy documents supplied, are there any covenants, restrictions, agreements, rights or informal arrangements of any kind to which the Property is subject (whether public or private and whether existing or in the course of acquisition) (**Adverse Rights**)?

Not so far as we are aware.

4.2 In respect of any Adverse Rights to which the Property is subject, and unless apparent from the copy documents supplied, please:

(a) give full details and supply copies of all relevant documents, plans and consents;

(b) state to what extent any Adverse Rights have been exercised;

(c) state who has the benefit of any Adverse Rights;

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

(d) state whether any Adverse Rights can be terminated and, if so, by whom;

(e) give details of the maintenance (including costs) of any land, Conduits or equipment used in connection with any Adverse Rights; and

(f) confirm that all terms and conditions relating to the exercise of any Adverse Rights have been complied with or, if they have not, give details.

N/A

4.3 Unless apparent from the copy documents supplied, does any person use any part of the Property with or without your permission?

Not that we are aware. Rely on your investigations

4.4 Have you, or to your knowledge has anyone else, applied to have any restrictive covenant affecting the Property modified or discharged?

No.

4.5 Unless full details appear from the copy documents already supplied, please supply details of any interests to which the Property is subject under Schedules 1, 3 or 12 to the Land Registration Act 2002.

None that we are aware

4.6 For the purposes of Part I of the Countryside and Rights of Way Act 2000:

(a) is the Property "access land" within the meaning of section 1(1) of that Act;

(b) if the answer to 4.6(a) is "no", are you aware of anything that might result in the Property becoming "access land"; and

(c) if the answer to enquiry 4.6(a) is "yes", are there any exclusions or restrictions in force under Chapter II of Part I of the Countryside and Rights of Way Act 2000?

Not as far as we are aware (for a, b, c)

4.7 Does the Property, or any property over which Rights are enjoyed, include any land that is currently used or has in the past ten years been used by members of the public for recreational purposes, whether with or without your permission?

Not that we are aware of.

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

5. TITLE POLICIES

5.1 Has anyone obtained or been refused insurance cover in respect of any defect in title to the Property, including any restrictive covenant or any lost title deed?

Not that we are aware

5.2 If insurance cover has been obtained, please:

(a) supply copies of all policy documents including the proposal form;

(b) confirm that the conditions of all such policies have been complied with; and

(c) give details of any claims made and supply copies of all relevant correspondence and documents.

Refer to block management agent

5.3 If insurance cover has been refused, please give details and supply copies of all relevant correspondence and documents.

N/A

6. ACCESS TO NEIGHBOURING LAND

6.1 Has the owner or occupier of any neighbouring premises ever requested or been allowed or been refused access to the Property to carry out repairs, alterations or other works to any neighbouring premises or the Conduits serving them? If so, please give details, including copies of any access orders granted under the Access to Neighbouring Land Act 1992 (**1992 Act**).

Not that we are aware.

6.2 Have you or, to your knowledge, has any previous owner or occupier of the Property ever requested or been allowed or been refused access to neighbouring premises to carry out repairs, alterations or other works to the Property or the Conduits serving it? If so, please give details, including copies of any access orders granted under the 1992 Act.

No.

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

7. ACCESS TO AND FROM THE PROPERTY

7.1 Does the boundary of the Property (or, if applicable, the Development) immediately adjoin a highway maintainable at public expense at, and for the full width of, each point of access?

No.

7.2 Are there any barriers to access to the Property that are controlled by a third party? If so, please give details.

NO.

8. PHYSICAL CONDITION

8.1 If the Property has been affected by any of the following, please supply details:

(a) structural or inherent defects;

(b) subsidence, settlement, landslip or heave;

(c) defective Conduits, fixtures, plant or equipment;

(d) rising damp, rot, or any fungal or other infection;

(e) Japanese knotweed;

(f) any other infestation; or

(g) flooding.

None that we know.

8.2 Is the Seller aware of any Green Deal Plan affecting the Property (whether entered into by the Seller, any predecessor in title, or any previous or current tenant or occupier)? If yes, please supply a copy of the relevant documentation.

No.

8.3 Has asbestos been used in the present structures forming part of the Property or of any premises of which the Property forms part, including Conduits, fixtures, plant and equipment?

Rely on your own survey.

8.4 Please supply a copy of the most recent survey or assessment carried out in relation to the Property (whether by the Seller or by any other person) for the purposes of

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

complying with regulation 4 of the Control of Asbestos Regulations 2012 (or any previous Control of Asbestos Regulations) or advise us when and where it can be inspected.

See 8.3

8.5 Please supply a copy of the written plan and any other records prepared for managing asbestos in the Property or in any premises of which the Property forms part, or advise us when and where they can be inspected.

N/A

8.6 Has any substance (other than asbestos) known or suspected to be unsuitable for its purpose, unstable or hazardous, been used in the present structures forming part of the Property, including Conduits, fixtures, plant and equipment?

Not aware of. Rely on your own survey.

8.7 Has any asbestos, or any other substance known or suspected to be unsuitable for its purpose, unstable or hazardous, been removed from the Property in the past?

Not aware of. Rely on your own survey.

8.8 Please identify:

(a) any buildings

(b) any extensions or major alterations to existing buildings, and

(c) any other major engineering works

which have been erected, made or carried out at the Property within the last 12 years.

Not aware of any. Rely on your own inspection

8.9 In respect of anything identified in reply to enquiry 8.8, please supply copies of any subsisting guarantees, warranties and insurance policies.

N/A

8.10 In respect of all Conduits, fixtures, plant or equipment which will remain part of the Property or which will serve the Property after completion of the Transaction:

(a) please confirm that they have been regularly tested and maintained;

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

(b) please confirm that, so far as you are aware, there are no items requiring significant expenditure within the next three years;

(c) please supply a copy of the most recent maintenance report relating to each of them;

(d) please supply copies of any subsisting guarantees, warranties and insurance policies.

Refer to block managing agent.

8.11 In relation to the guarantees, warranties and insurance policies identified in reply to enquiries 8.9 and 8.10, please confirm that:

(a) all the terms have been complied with;

(b) there have been no claims made under any of them, whether or not those claims are current or have been settled; and

(c) there are no apparent defects in respect of which a claim might arise under them.

The seller has no information

9. CONTENTS

9.1 Please list any items which are currently attached to the structure of the Property in some way (e.g. wired, plumbed, bolted) and which you propose removing from the Property prior to completion of the Transaction.

None

9.2 Please list any items (other than those belonging to an occupational tenant) that are not attached to the structure of the Property, and which you propose leaving at the Property after completion of the Transaction.

None

9.3 In respect of each item listed in reply to enquiry 9.2, please:

(a) confirm that the item is included in the purchase price agreed for the Transaction;

(b) confirm that the item belongs to you free from any claim by any other party; and

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

(c) supply copies of any subsisting certificates, guarantees and warranties relating to it.

N/A — Roof Space.

9.4 Please list any item that will remain at the Property after completion but which belongs to any third party other than an occupational tenant (e.g. meters).

N/A - Roof Space.

10. UTILITIES AND SERVICES

10.1 Please provide details of the utilities and other services connected to or serving the Property.

None.

10.2 In respect of each utility or service listed in reply to enquiry 10.1, please state:

(a) whether the connection is direct to a mains supply;

(b) whether the connection is metered and if so whether the meter is on the Property and relates only to your use in relation to the Property;

(c) who makes the supply; and

(d) whether the Conduits run directly from a highway maintainable at public expense to the Property without passing through, under or over any other land.

Not known.

10.3 Has a notification been submitted in relation to the Property pursuant to regulation 3 of the Heat Network (Metering and Billing) Regulations 2014? If so, please supply a copy.

No.

10.4 Please provide details of any supply contracts and any other relevant documents.

Refer to managing agent - N/A

10.5 Please provide details of any contracts for the supply of services carried out at the Property (e.g. security or cleaning).

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

The Seller has no information

11. FIRE SAFETY AND MEANS OF ESCAPE

*In this enquiry, **Fire Safety Order 2005** means the Regulatory Reform (Fire Safety) Order 2005 and any regulations made under it.*

11.1 Please advise us where we may inspect any records in relation to the Property, made for the purposes of complying with the Fire Safety Order 2005, including any records of findings following a fire risk assessment of the Property.

Contact block managing agent:
info@ BLOCKPROPERTYMANAGEMENT.COM

Details attached

11.2 Please advise us where we may inspect any records in relation to any premises within any building of which the Property comprises part, made for the purposes of complying with the Fire Safety Order 2005, including any records of findings following a fire risk assessment of any such premises.

See 11.1

11.3 Please provide details of any steps taken in relation to the Property to co-operate with any other people and to co-ordinate measures to comply with the Fire Safety Order 2005.

See 11.1

11.4 What are the current means of escape from the Property in case of emergency?

The Seller is not aware. See 11.1

11.5 If any current means of emergency escape from the Property passes over any land other than the Property or a public highway please:

(a) provide copies of any agreements that authorise such use;

(b) confirm that all conditions in any such agreements have been complied with; and

(c) provide details of anything that has occurred that may lead to any agreement for means of escape being revoked, terminated or not renewed.

See 11.1

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

12. PLANNING AND BUILDING REGULATIONS

12.1 Please supply a copy of any planning permission, approval of reserved matters, building regulations approval, building regulations completion certificate, self-certification, listed building consent and conservation area consent which relates to the Property, and of any consent for the display of advertisements at or from the Property (each a **Consent**).

Refer to Planing Permission Granted 24/00683/FUL Cardiff council Dated 26/3/2024

12.2 In respect of any Consents disclosed, please identify:

(a) those which have been implemented and if so, indicate whether fully or partially;

(b) those which authorise existing uses and buildings; and

(c) those which have not yet been implemented but are still capable of implementation.

N/A

12.3 Please supply a copy of any of the following certificates (each a **Certificate**) which relate to the Property:

(a) established use certificate;

(b) certificate of lawfulness of existing use or development; and

(c) certificate of lawfulness of proposed use or development.

N/A. Refer to 12.1

12.4 How are the existing buildings on the Property authorised if not by a Consent or a Certificate?

Original block of flats built in 1960s.

12.5 How is the existing use of the Property authorised if not by a Consent or a Certificate?

See 12.4

12.6 What is the existing use of the Property, when did it start and has it been continuous since? If there is more than one existing use please specify each use and indicate which are main and which are ancillary, and when each use started.

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

See 12-4

12.7 Where the Property is not listed under the Planning (Listed Buildings and Conservation Areas) Act 1990, please provide details of any building works, demolition, mining or other engineering works that have taken place at the Property within the past ten years and confirm that all necessary Consents were obtained for them.

N/A

12.8 Where the Property is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990, please provide:

(a) a copy of the listing particulars where available; and

(b) details of any alterations, extensions, other building works, demolition, mining or other engineering works that have taken place at the Property since the date when the Property was listed, and confirm that all necessary Consents were obtained for them.

N/A

12.9 Have there been any actual or alleged breaches of the conditions and limitations and other terms in any Consents or Certificates?

None that we know.

12.10 Is any Consent or Certificate the subject of a challenge in the courts either by way of judicial review or statutory proceedings? If not, is a challenge expected?

None that we know of.

12.11 Please provide details of any application for a Consent or a Certificate which:

(a) has been made but not yet decided;

(b) has been refused or withdrawn; or

(c) is the subject of an outstanding appeal.

See 12.1

12.12 If there is any existing outline planning permission relating to the Property or other planning permission with conditions which need to be satisfied in order for

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

development to proceed, what has been done to obtain approval of reserved matters and/or satisfaction of those conditions?

See 12.1

12.13 Please supply a copy of any letters or notices under planning legislation which have been given or received in relation to the Property.

See 12.1

12.14 Please confirm that you are not aware of any circumstances by reason of which a planning enforcement order might be made as a result of an apparent breach of planning control that has been deliberately concealed by you or (to your knowledge) any other person.

Not aware of any.

12.15 Have you notice of any matter, fact or thing that would lead you to believe that the Property or any part of it is to be listed in the local authority's list of assets of community value?

Not aware of any.

13. STATUTORY AGREEMENTS AND INFRASTRUCTURE

13.1 In relation to any agreements affecting the Property that have been entered into with any planning, highway or other public authority or utilities provider:

(a) please supply details;

(b) confirm that there are no breaches of any of their terms; and

(c) confirm that there are no outstanding obligations under them.

N/A

13.2 Are you required to enter into any agreement or obligation with any planning, highway or other public authority or utilities provider?

Not aware of any.

13.3 Are there any proposals relating to planning, compulsory purchase powers, infrastructure (including parking, public transport schemes, road schemes and traffic

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

regulation) or environmental health which, if implemented, would affect the continued use of the Property for its present purposes?

Not aware of any.

13.4 Is there anything affecting the Property that is capable of being registered on the local land charges register but that is not registered?

Not aware of any.

13.5 Please confirm that the Property is not subject to any charge or notice remaining to be complied with.

Not aware of any. Rely on your own investigation

13.6 Please supply details of any grant made or claimed in respect of the Property, including any circumstances in which any grant may have to be repaid.

None.

13.7 Please supply details of any compensation paid or claimed in respect of the Property under any planning legislation or following the exercise of compulsory purchase powers.

Not aware of any.

14. STATUTORY AND OTHER REQUIREMENTS

14.1 Are you aware of any breach of, alleged breach of or any claim under any statutory requirements or byelaws affecting the Property, its current use, the storage of any substance in it or the use of any fixtures, machinery or chattels in it?

Not aware of any.

14.2 Please give details of any notices that require works to be carried out to the Property under any statute, covenant, agreement or otherwise and state to what extent these notices have been complied with.

The Seller has no information.
Please coordinate with block management agent

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

14.3 Other than any already supplied, please provide details of any licences or consents required to authorise any activities currently carried out at the Property, including any required under local legislation (e.g. London Building Act).

No information by Seller.

14.4 Are you aware, in relation to the Property, of any breach or alleged breach of the Construction (Design and Management) Regulations 1994, 2007 or 2015?

Unaware of any.

14.5 Has a Health and Safety file been prepared for the Property? If so, please:

(a) confirm that it has been compiled and kept up to date in accordance with the Construction (Design and Management) Regulations 1994, 2007 or 2015 (as applicable);

(b) advise when and where it can be inspected; and

(c) confirm that the original will be handed over on completion.

The Seller has no information.

14.6 Have you supplied a valid Energy Performance Certificate (**EPC**) for the Property, or a copy of it, in relation to the Transaction and, if so, to whom?

N/A – Roof Space!

14.7 If you have not supplied a valid EPC for the Property, please:

(a) tell us where a valid EPC for the Property can be inspected; or

(b) explain why no EPC is needed.

Sale of Roof void, N/A

14.8 Where the Property has an EPC rating of F or G, please supply a copy of any information or evidence which has been or could be used to support any registration in the PRS Exemptions Register.

N/A

14.9 If the Property contains any air-conditioning, please:

(a) state when and where the latest inspection report for that air-conditioning system can be inspected; and

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

(b) confirm that the original of that inspection report will be handed over on completion.

N/A

15. ENVIRONMENTAL

15.1 Please supply a copy of all environmental reports that have been prepared in relation to the Property or indicate where such reports may be inspected.

N/A

15.2 Please supply:

(a) a copy of all licences and authorisations given in relation to the Property under environmental law and confirm that the terms of all such licences and authorisations have been complied with; and

(b) details of any licences and authorisations for which application has been made but that have not yet been given.

N/A

15.3 What (if any) authorisations are required under environmental law for activities currently carried out or processes occurring at the Property, including storage of materials, water abstraction, discharges to sewers or controlled waters, emissions to air and the management of waste?

N/A

15.4 Please give details (so far as the Seller is aware) of:

(a) past and present uses of the Property and of activities carried out there; and

(b) the existence of any hazardous substances or contaminative or potentially contaminative material in, on or under the Property, including asbestos or asbestos-containing materials, any known deposits of waste, existing or past storage areas for hazardous or radioactive substances, existing or former storage tanks (whether below or above ground) and any parts of the Property that are or were landfill.

Subject lot is roof void(unused) with benefit of Planning to construct 3x flats

15.5 Please provide full details of any notices, correspondence, legal proceedings, disputes or complaints under environmental law or otherwise relating to real or perceived

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

environmental problems that affect the Property, or which have affected the Property within the last ten years, including any communications relating to the actual or possible presence of contamination at or near the Property.

N/A

15.6 Please provide full details of how any forms of waste or effluent from the Property (including surface water) are disposed of, including copies of any relevant consents, agreements and correspondence.

The Seller has no information

15.7 Please give details of any actual, alleged or potential breaches of environmental law or licences or authorisations and any other environmental problems (including actual or suspected contamination) relating to:

(a) the Property; or

(b) land in the vicinity of the Property that may adversely affect the Property, its use or enjoyment or give rise to any material liability or expenditure on the part of the owner or occupier of the Property.

Not that we are aware of.

15.8 Please provide copies of any insurance policies that specifically provide cover in relation to contamination or other environmental problems affecting the Property. If such insurance cover has at any time been applied for and refused, please provide full details.

N/A.

16. OCCUPIERS AND EMPLOYEES

16.1 Please give the names of anyone in actual occupation of the Property or receiving income from it. Except where apparent from the title deeds, please explain what rights or interests they have in the Property.

None. Subject Lot is a roof void

16.2 Except where apparent from the title deeds or revealed in reply to enquiry 16.1, please state whether any person, apart from you, has or claims to have any right (actual or contingent) to use or occupy the Property or any right to possession of the Property or to any interest in it.

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

Not that we are aware.

16.3 If the Property is vacant, when did it become vacant?

Yes. Roof void believed to be vacant since 1960s.

16.4 Is there anyone to whom the Transfer of Undertakings (Protection of Employment) Regulations 2006 will or might apply, who is:

(a) employed at the Property by you; or

(b) employed at the Property by someone other than you; or

(c) is otherwise working at or is providing services at or to the Property?

Not aware - Rely on your own investigations

16.5 In respect of each person identified in reply to enquiry 16.4, please provide copies of the current contract of employment, any other contractual documentation and (if applicable) any service occupancy agreement for resident employees.

See 16.4

17. INSURANCE

17.1 Have you experienced any difficulty in obtaining insurance cover (including cover for public liability and, where relevant, for loss of rent) for the Property at normal rates and subject only to normal exclusions and excesses?

None

17.2 Please give details of the claims history and any outstanding claims.

Please contact management agent.

17.3 Is there any insurance benefiting the Property, other than buildings insurance and any policy disclosed in reply to enquiry 5.1 (defect in title) or 15.8 (environmental insurance)?

The seller has no information

17.4 If an existing buildings insurance policy will remain in place after completion of the Transaction, or is to be relied on by the Buyer until completion, please supply a copy

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

of the policy including the proposal form (if available) and schedule of insurance cover and (where not shown on the schedule) provide the following information:

(a) the insurer's name and address;

(b) the policy number;

(c) the risks covered and the exclusions and the excesses payable;

(d) the sums insured (showing separately, where applicable, the sums for buildings, plant and machinery, professionals' fees, loss of rent and public liability);

(e) the name(s) of the insured(s) and of all other persons whose interests are (or will be) noted on the policy;

(f) the current premium;

(g) the next renewal date;

(h) the name and address of the brokers; and

(i) details of any separate terrorism insurance arrangements.

See 17.2

17.5 Please confirm that all premiums have been paid that are required to maintain the cover referred to in enquiry 17.4 up to the next renewal date following the date of the Seller's replies to these enquiries.

See 17.2

17.6 Please provide details of any circumstances that may make the policy referred to in the reply to enquiry 17.4 void or voidable.

See 17.2

18. RATES AND OTHER OUTGOINGS

18.1 What is the rateable value of the Property?

The Seller believe it is NIL.

18.2 Please confirm that the Property is not assessed together with other premises or, if it is, please give details.

Confirmed

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

18.3 Please provide copies of any communications received in connection with:

(a) the latest rating revaluation and any returns made; and

(b) any proposal or pending appeal.

None that we know.

18.4 Please give details of:

(a) any works carried out to, or any change of use of, the Property that may cause the rateable value to be revised; and

(b) any application made for the rateable value to be revised.

Not aware of any.

18.5 In the current year what is payable in respect of the Property for:

(a) uniform business rates; and

(b) water rates, sewerage and drainage rates?

Believed NIL

18.6 Have you made any claim for void period allowance or for exemption from liability for business rates? If so, please give details.

No.

18.7 Is the Property the subject of transitional charging arrangements? If so, please give details.

Not that we are aware of.

18.8 Except where apparent from the title deeds, please give details of all outgoings (other than business, water, sewerage and drainage rates) payable by the owner or occupier of the Property, and confirm that all payments due to date have been made.

See 18.7

18.9 Is the Property situated within an area subject to a Business Improvement District (**BID**) arrangement?

The Seller has no information.

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

18.10 If the Property is within an area subject to a BID arrangement, please provide the following:

(a) the name and address of the BID body;

(b) the amount of the levy payable in respect of the Property; and

(c) details of any arrangements under which you may be liable to contribute to the funding of the BID even if you are not the rateable occupier.

See 18.9

18.11 If the Property is not within an area subject to a BID arrangement, are you aware of any proposal to create a BID that will include the Property?

See 18.9

19. NOTICES

19.1 Except where details have already been given elsewhere in replies to these enquiries, please supply copies of all notices and any subsequent correspondence that affect the Property or any neighbouring property and have been given or received by you or (to your knowledge) by any previous owner, tenant or occupier of the Property.

The Seller has no information

19.2 Are you expecting to give or to receive any notice affecting the Property or any neighbouring property?

See 19.1

20. DISPUTES

Except where details have already been given elsewhere in replies to these enquiries, please give details of any disputes, claims, actions, demands or complaints that are currently outstanding, likely or have arisen in the past and that:

(a) relate to the Property or to any rights enjoyed with the Property or to which the Property is subject; or

(b) affect the Property but relate to property near the Property or any rights enjoyed by such neighbouring property or to which such neighbouring property is subject.

Not aware of any. Rely on your own surveys.

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

21. COMMUNITY INFRASTRUCTURE LEVY (CIL)

21.1 Has any planning permission (including any permission under section 73 of the Town and Country Planning Act 1990) relating to the Property been granted that is subject to the Community Infrastructure Levy ("CIL")?

Refer to Decision Notice 24/00683/FUL Dated 26/3/24

21.2 Has any other CIL liability been incurred in respect of the Property relating to development authorised by permitted development rights or any other "general consent" (as defined in Regulation 5 of the CIL Regulations 2010)?

The Seller has no information. See 21.1

21.3 Are you aware of any existing or future CIL liability relating to the Property?

See 21.2

21.4 Has any notice or correspondence relating to any existing or future CIL liability in respect of the Property (including in relation to any payments of CIL in kind) been sent, lodged or received? If so, please supply a copy of all such notices and correspondence.

See 21.3

21.5 Have you lodged or received notice of any undetermined planning applications (including any planning appeals) relating to the Property or are you aware of any such applications?

No.

21.6 If any CIL liability has been, or is to be, incurred, relating to the Property, has any notice been served under the CIL legislation assuming liability for the CIL or is there any legal obligation on anyone to do so?

The Seller has no information

21.7 Where someone has assumed liability for any CIL, or is under an obligation to assume liability for any existing or future CIL, relating to the Property, what protection is in place

(a) to prevent that person withdrawing their assumption of liability?

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

(b) to prevent that person transferring their assumption of liability without the consent of the Buyer, following completion of the Transaction?

(c) to protect the Buyer from default liability if the person who has assumed liability defaults and the collecting authority seeks or requires payment of the whole or any part of the CIL from the Buyer?

See 21.6

21.8 If any CIL liability has been, or is to be, incurred, relating to the Property, have any of the buildings forming part of the Property been in lawful use for a continuous period of six months within the period of three years before planning permission first permitted the chargeable development? If so, please specify which buildings or part(s) of such buildings have been in lawful use.

See 21.7

21.9 If any CIL liability has been, or is to be, incurred relating to the Property, is there any proposal to demolish any of the buildings forming part of the Property, or have any buildings that once formed part of the Property been demolished since the grant of a planning permission that is subject to CIL? If so, please provide details.

See 21.8

21.10 In relation to any CIL liability that has been, or is to be, incurred relating to the Property, are you aware that any relief has been claimed? If so, please provide full details including the date when the chargeable development in connection with which the relief was claimed was commenced.

See 21.9

22. COMMONHOLD

22.1 Does the Property include any land that is the subject of any application, or any proposed application, to the Land Registry for registration of a freehold estate in commonhold?

Not that we know. Rely on your own investigation.

22.2 Have you consented or been asked to consent to the establishment of a freehold estate in commonhold that would include the Property or any part of the Property?

See 22.1

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

23. STAMP DUTY LAND TAX (SDLT) ON ASSIGNMENT OF A LEASE

*In this enquiry, **Lease** has the same meaning as in CPSE.4 ("the lease under which the Property is held and which is to be assigned by the Seller to the Buyer").*

23.1 If the grant of the Lease or the substantial performance of the agreement to grant the Lease or any event since the grant of the Lease was a land transaction for SDLT purposes,

(a) what was the date of the grant of the lease or substantial performance (or later transaction) for SDLT purposes?

(b) was the transaction notifiable?

(c) if the transaction was notifiable, please provide a copy of each land transaction return made to HMRC and copy of each certificate issued by HMRC certifying that the transaction was notified to them;

(d) if the transaction was not notifiable, please specify why it was not and provide a copy of any self-certification certificate made on the grant of the lease (or later transaction) or otherwise certify the effective date of the grant of the lease or substantial performance.

N/A

23.2 Is there a potential or outstanding obligation to make an additional land transaction return to HMRC as a result of any of the following occurring during the first five years from the date given in the answer to enquiry 23.1(a):

(a) the settlement or determination of any rent reviews or any other provision for varying the rent; or

(b) the settlement or determination of any contingent, uncertain or unascertained rents?

If there is, please provide a full schedule of the rents payable and paid in each quarter since the date given in the answer to enquiry 23.1(a).

N/A

23.3 If a premium was paid for the grant of the lease or any assignment of the lease to you

(a) was the whole or any part of that premium contingent, uncertain or unascertained;

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

(b) if it was, does the whole or any part of that premium remain contingent, uncertain or unascertained; and

(c) have you made any application to HMRC to defer payment of SDLT on that contingent, uncertain or unascertained consideration?

N/A

23.4 Were any SDLT reliefs claimed on the grant of the Lease and, if applicable, on the assignment of the Lease to you, that would result in the assignment of the Lease by you being deemed to be the grant of a new Lease?

N/A

24. DEFERRED PAYMENT OF SDLT

If you have made any application to defer the payment of SDLT on any contingent, uncertain or unascertained consideration and you are seeking an indemnity from the buyer in respect of the deferred payment:

(a) please provide a copy of the original land transaction return made to HMRC and a copy of the certificate issued by HMRC certifying that the transaction was notified to them;

(b) please provide a copy of all correspondence with HMRC regarding the application to defer the payment of SDLT;

(c) what is the amount of SDLT on which payment has been deferred;

(d) when does the period of deferral end; and

(e) has any event occurred that quantifies the amount of the contingent, uncertain or unascertained consideration that would impose an obligation on you to make a further land transaction return to HMRC?

N/A

25. VALUE ADDED TAX (VAT) REGISTRATION INFORMATION

25.1 Are you registered for VAT?

NO.

25.2 If so, please provide details of your VAT registration number.

See 25.1

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

25.3 If you are registered as part of a VAT group, please provide the name of the representative member.

No.

26. TRANSFER OF A BUSINESS AS A GOING CONCERN (TOGC)

26.1 Do you expect the Transaction to be treated as a TOGC and so to be outside the scope of VAT?

If you answered no, please go to enquiry 27 below; otherwise please answer enquiries 26.2–26.5 below.

No.

26.2 Why do you think TOGC treatment will apply?

See 26.1

26.3 Are there any factors (other than those solely within our control) that may affect the availability of this treatment?

None that we know.

26.4 Is the Transaction partly within and partly outside the scope of VAT (being a TOGC)? If so, how do you propose to apportion the price between the two elements?

See 26.3

26.5 Is the Property a Capital Goods Scheme item? If so, and if the period of adjustment has not yet expired, please supply the following:

(a) the start date of the adjustment period and of any intervals that have started or will start before completion of the Transaction;

(b) the original deductible percentage;

(c) the total input tax attributable to the Property (whether or not recoverable) that is subject to adjustment in accordance with the Capital Goods Scheme and the amount of that input tax that has been recovered by you, or by anyone previously responsible for making adjustments during the current period of adjustment; and

(d) details of any adjustment of the input tax recovered in relation to the Property by you or anyone previously responsible for making adjustments.

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

No.

27. OTHER VAT TREATMENT

If and to the extent that the Transaction may not be a TOGC (however unlikely this may be) or TOGC status is not available, will the Transaction (or any part of it) be treated for VAT purposes as:

(a) standard-rated (*if yes, please go to enquiry 28 below*);

(b) exempt (*if yes, please go to enquiry 29 below*);

(c) zero-rated (*if yes, please go to enquiry 30 below*); or

(d) outside the scope of VAT (other than by reason of being a TOGC)? (*if yes, please go to enquiry 31 below*).

The seller has no information.

28. STANDARD-RATED SUPPLIES

28.1 Why do you think that the Transaction (or any part of it) is standard-rated?

N/A

28.2 If the Transaction (or any part of it) is compulsorily standard-rated (as the freehold sale of a new or uncompleted building or civil engineering work), please state:

(a) the date of the certificate of practical completion of the Property (or each relevant part);

(b) if different, the date on which it was first fully occupied; and

(c) whether the Property (or any part of it) is not yet completed.

N/A

28.3 Have you (or a relevant associate within the meaning of paragraph 3 of Schedule 10 to the Value Added Tax Act 1994) exercised a valid option to tax (within the meaning of Schedule 10 to the Value Added Tax Act 1994) that applies to the Property? If so, please:

(a) supply a copy of the option to tax and the notice of the option given to HMRC and any notices and correspondence received from HMRC in relation to the option;

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

(b) supply a copy of any permission required from HMRC for the option or, where relevant, details of any automatic permission relied upon, and provide confirmation that any conditions for such permission have been satisfied; and

(c) confirm that the option applies to the whole of the Property and has not been and cannot be disapplied or rendered ineffective for any reason and cannot and will not be revoked.

N/A

28.4 Where the Transaction is the assignment of a lease, has the landlord (or a relevant associate within the meaning of paragraph 3 of Schedule 10 to the Value Added Tax Act 1994) exercised a valid option to tax (within the meaning of Schedule 10 to the Value Added Tax Act 1994) that applies to the Lease?

N/A

29. EXEMPT SUPPLIES

29.1 Why do you think the Transaction (or any part of it) will be exempt?

N/A

29.2 Does the Transaction involve both standard-rated and exempt supplies? If so, how do you propose to apportion the price between the two elements?

N/A

30. ZERO-RATED SUPPLIES

30.1 Why do you think that the Transaction (or any part of it) is zero-rated?

N/A

30.2 Does the Transaction involve both standard-rated and zero-rated supplies? If so, how do you propose to apportion the price between the two elements?

N/A

31. TRANSACTIONS OUTSIDE THE SCOPE OF VAT (OTHER THAN TOGCS)

31.1 Why do you think that the Transaction (or any part of it) is outside the scope of VAT?

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

N/A

31.2 Is the Transaction partly within and partly outside the scope of VAT (other than by reason of being a TOGC)? If so, how do you propose to apportion the price between the two elements?

N/A

32. CAPITAL ALLOWANCES

NOTE: In this enquiry 32 **"plant and machinery fixtures"** means plant and machinery fixtures at the Property

32.1 Do you hold the Property on capital account as an investor/ owner-occupier, or on revenue account as a developer/ property trader as part of your trading stock? Please specify which.

N/A

32.2 Have you claimed capital allowances on plant or machinery fixtures or allocated any expenditure on such fixtures to a capital allowances pool? If so, please answer the supplementary questions in enquiry 32.9 in respect of that expenditure.

N/A

32.3 If there is any expenditure on plant and machinery fixtures that you have not pooled:

(a) will you do so if the Buyer asks you to?

(b) if so, by when?

(c) if not, why not?

N/A

32.4 If you bought the Property and cannot pool any expenditure on plant and machinery fixtures:

(a) please provide the name and contact details of everyone who has owned the Property since April 2014;

(b) please provide evidence that the most recent previous owner who was entitled to claim allowances pooled any expenditure on plant and machinery fixtures? Please answer the supplementary questions in enquiry 32.9 in respect of that previous owner's expenditure.

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

N/A

32.5 Please provide details of any plant and machinery fixtures which were paid for by a tenant, including any contributions made by you towards their cost.

N/A

32.6 Please provide details of any plant and machinery fixtures which are leased to you by an equipment lessor.

N/A

32.7 If the transaction is the grant of a new lease at a premium, and you are entitled to do so and the Buyer asks you to, will you enter into a Capital Allowances Act 2001 section 183 election for the Buyer to be treated as the owner of the plant and machinery fixtures for capital allowances purposes?

N/A

32.8 Please provide details of any expenditure on plant and machinery that you have treated as long-life assets, or any expenditure upon which you have claimed another type of capital allowances (for example, industrial buildings allowances, research and development allowances, business premises renovation allowances and so on).

N/A

Supplementary enquiries

32.9 For each plant and machinery fixture for which a claim has been made or expenditure has been pooled, please:

(a) provide a description of that fixture;

(b) state when that fixture was acquired;

(c) state whether that fixture was installed by you, or already installed by a previous owner (please specify which);

(d) state the amount of expenditure pooled in respect of that fixture; and

(e) (where enquiry 32.2 applies) confirm that you will enter into a Capital Allowances Act 2001 section 198 election in that amount (or other appropriate amount, to be agreed) if asked to do so by the Buyer.

OR

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

(f) (where enquiry 32.4 applies) confirm whether the most recent previous owner who was entitled to claim allowances entered into a Capital Allowances Act 2001 section 198 election and, if so, in what amount.

N/A

32.10 In relation to capital allowances on structures and buildings (SBAs):

(a) does the Property qualify for SBAs?

(b) if the answer to (a) is yes, then please state: the total qualifying expenditure for SBAs; the dates when such expenditure was incurred and by whom; the amounts of SBAs that have been claimed to date, by whom and when; the current residue of qualifying expenditure; together with all supporting evidence as required by the relevant legislation; and please provide an "allowance statement" as mentioned in section 270IA Capital Allowances Act 2001.

N/A

32.11 Please provide the name and contact details of your capital allowances adviser. Please confirm that we may make contact with him/her in order to obtain information about the matters dealt with in this enquiry 32.

N/A

© MEMBER FIRMS OF LPSLG AND THOMSON REUTERS (PROFESSIONAL) UK LTD 2002-18

paper scale bar 1:1 (mm)
50 20 10 0
10
20
50

PLANNING



Key:

Site Boundary

0 10 20 50
scale bar 1:1250 (m)

N

Rev.	Date	Description
P1	07.09.23	Initial issue

NEWTON
ARCHITECTURE LTD

e info@newtonarchitecture.co.uk

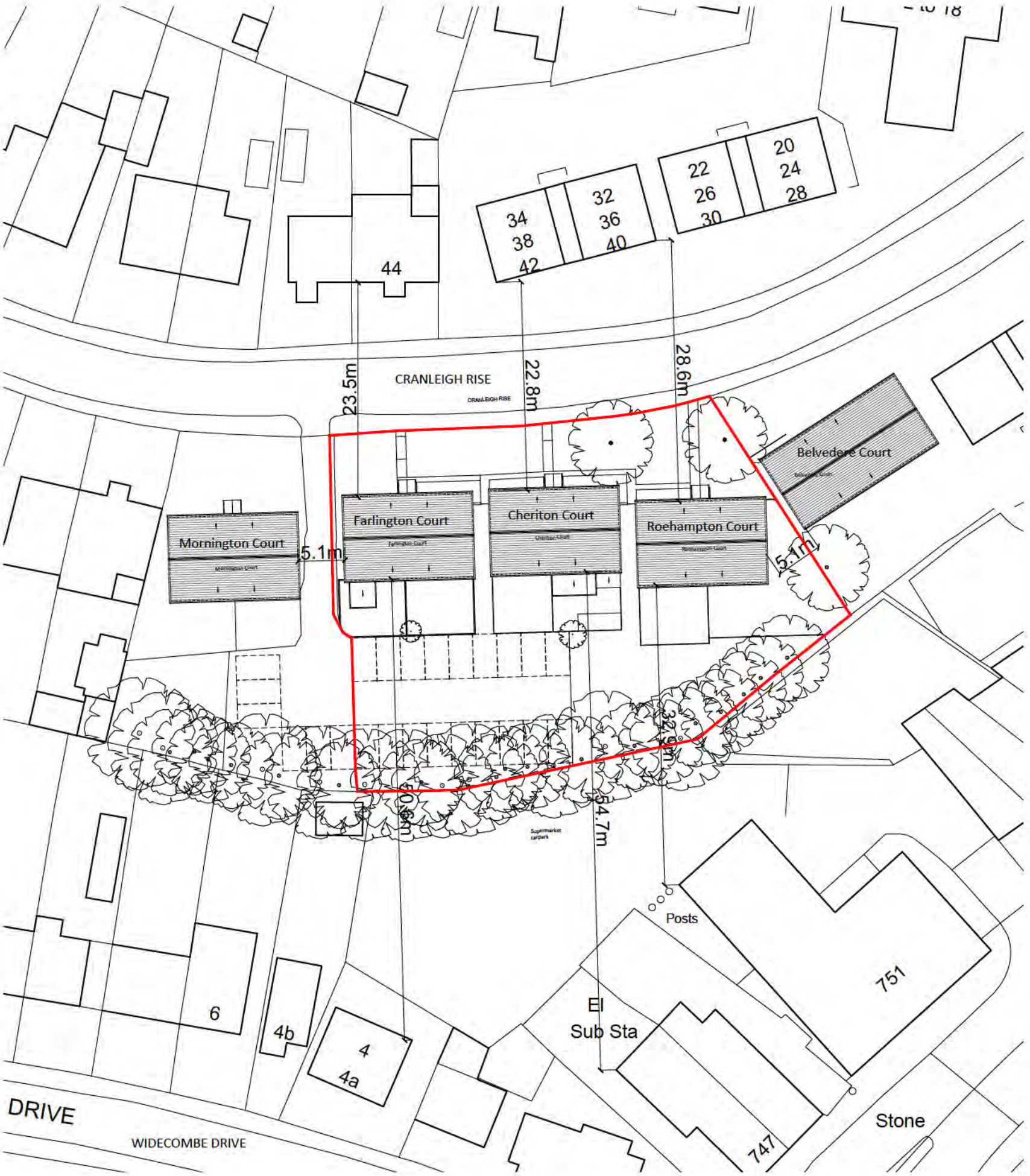
Project	Cranleigh Rise (Farlington, Cheriton & Roehampton Courts)
Title	Site Location Plan
Drawing no.	2035 - 001
Date	07.09.23
Rev.	P1
Scale	1:1250@A3

©Newton Architecture Ltd

PLANNING

paper scale bar 1:1 (mm)
50 20 10 0
10
20
50

Key:
Site Boundary



0 5 10 20
scale bar 1:500 [m]
N

Rev.	Date	Description
P1	07.09.23	Initial issue

NEWTON
ARCHITECTURE LTD

e info@newtonarchitecture.co.uk

Project	Cranleigh Rise (Farlington, Cheriton & Roehampton Courts)
Title	Existing Block Plan
Drawing no.	2035 - 002

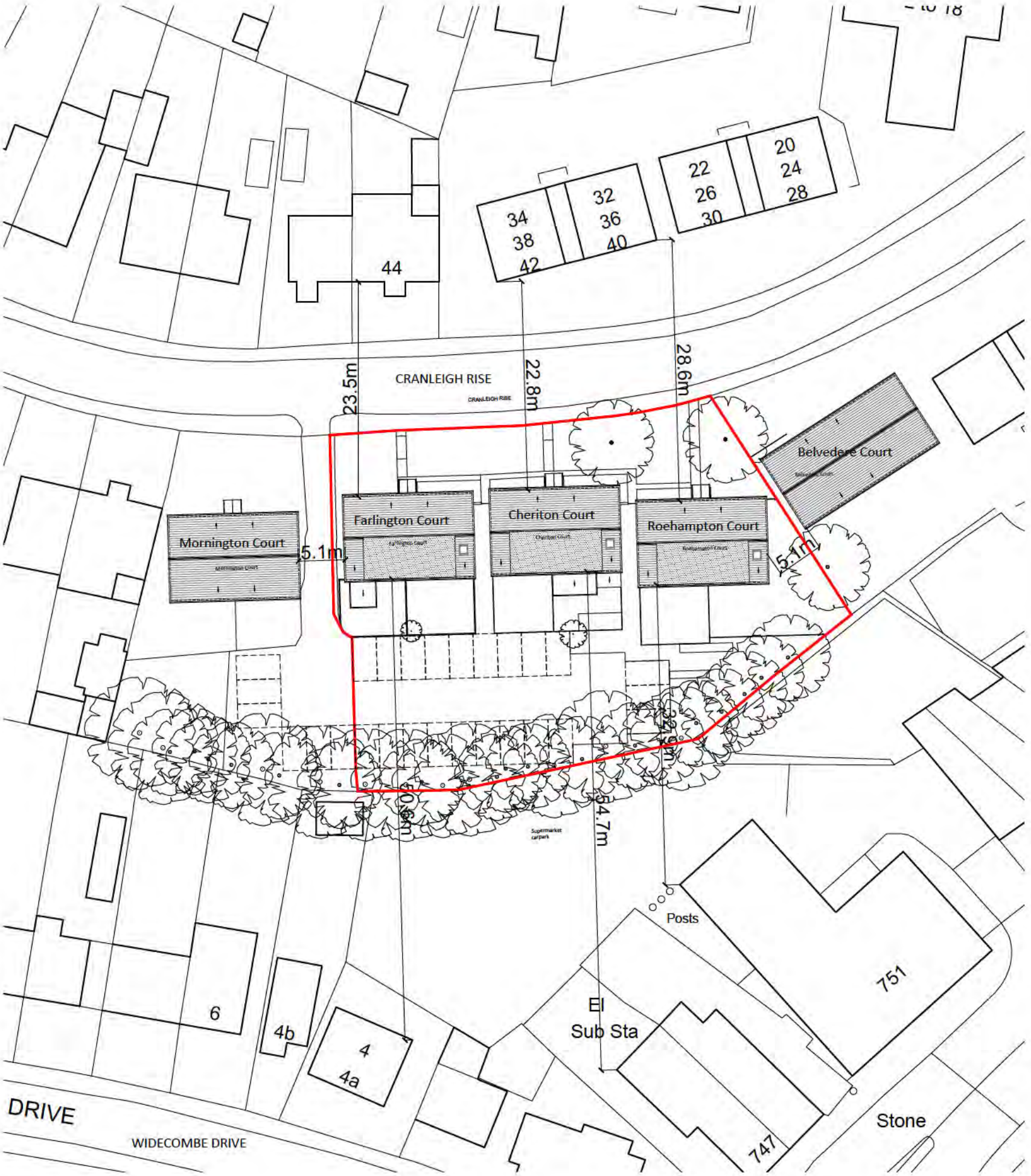
Date	Rev.	Scale
07.09.23	P1	1:500@A3

© Newton Architecture Ltd

PLANNING

paper scale bar 1:1 (mm)
50 20 10 0
10
20
50

Key:
Site Boundary



0 5 10 20
scale bar 1:500 (m)
N

Rev.	Date	Description
P1	07.09.23	Initial issue

NEWTON
ARCHITECTURE LTD

e info@newtonarchitecture.co.uk

Project	Cranleigh Rise (Farlington, Cheriton & Roehampton Courts)
Title	Proposed Block Plan
Drawing no.	2035 - 003
Date	07.09.23
Rev.	P1
Scale	1:500@A3

©Newton Architecture Ltd

PLANNING

paper scale bar 1:1 [mm]
50 20 10 0
10
20
50

020 N

CRANLEIGH RISE

asphalt

pavement

grass

concrete path

grass

concrete path

grass

concrete path

concrete path

grass

grass

grass

grass

concrete

Belvedere Court

Mornington Court

021 W-1

Farlington Court Apartment 1

Farlington Court Apartment 2

021 W-2

021 E-1

Cheriton Court Apartment 1

Cheriton Court Apartment 2

021 W-3

021 E-2

Roehampton Court Apartment 1

Roehampton Court Apartment 2

021 E-3

020 S

private amenity

private amenity

private amenity

private amenity

private amenity

private amenity

D6

D5

D4

D3 D2 D1 C3 C2 C1 B3 B2 B1 A3 A2 A1

C6 C5 C4 B6 B5 B4 A6 A5 A4

Gravel
(car parking)

Farlington Court: Car Parking Spaces C1-6
Cheriton Court: Car Parking Spaces B1-6
Roehampton Court: Car Parking Spaces A1-6
Mornington Court: Car Parking Spaces D1-6

Grass
(freeholder retained land)

Supermarket
carpark

030 AA

030 BB

030 CC

0 1 2 5
scale bar 1:100@A1 [m]
scale bar 1:200@A3

N

Rev.	Date	Description
P1	07.09.23	Initial issue

NEWTON
ARCHITECTURE LTD

e info@newtonarchitecture.co.uk

Project: Cranleigh Rise (Farlington, Cheriton & Roehampton Courts)

Title: Existing Ground Floor Plan

Drawing no.: 2035 - 010

Date	Rev.	Scale
07.09.23	P1	1:100@A1/1:200@A3

© Newton Architecture Ltd

PLANNING

paper scale bar 1:1 [mm]
50 20 10 0
10
20
50

CRANLEIGH RISE

020 N

Mornington Court

021 W-1

Farlington Court Apartment 3

Farlington Court Apartment 4

021 W-2

021 E-1

Cheriton Court Apartment 3

Cheriton Court Apartment 4

021 W-3

021 E-2

Roehampton Court Apartment 3

Roehampton Court Apartment 4

021 E-3

Belvedere Court

020 S

Supermarket carpark

030 AA

030 BB

030 CC

KEY

1. Polycarbonate roofing
2. Felt roofing

0 1 2 5
scale bar 1:100@A1 [m]
scale bar 1:200@A3

N

Rev.	Date	Description
P1	07.09.23	Initial issue

NEWTON
ARCHITECTURE LTD

e info@newtonarchitecture.co.uk

Project: Cranleigh Rise (Farlington, Cheriton & Roehampton Courts)

Title: Existing First Floor Plan

Drawing no.: 2035 - 011

Date	Rev.	Scale
07.09.23	P1	1:100@A1/1:200@A3

© Newton Architecture Ltd

CRANLEIGH RISE

020
N

Mornington Court

021
W-1

Farlington Court
Apartment 5

Farlington Court
Apartment 6

021
W-2

021
E-1

Cheriton Court
Apartment 5

Cheriton Court
Apartment 6

021
W-3

021
E-2

Roehampton Court
Apartment 5

Roehampton Court
Apartment 6

021
E-3

Belvedere Court

020
S

Supermarket
carpark

030
AA

030
BB

030
CC

paper scale bar 1:1 [mm]
50 20 10 0
10
20
50

PLANNING

KEY

0 1 2 5
scale bar 1:100@A1 [m]
scale bar 1:200@A3

N

Rev.	Date	Description
P1	07.09.23	Initial issue

NEWTON
ARCHITECTURE LTD

e info@newtonarchitecture.co.uk

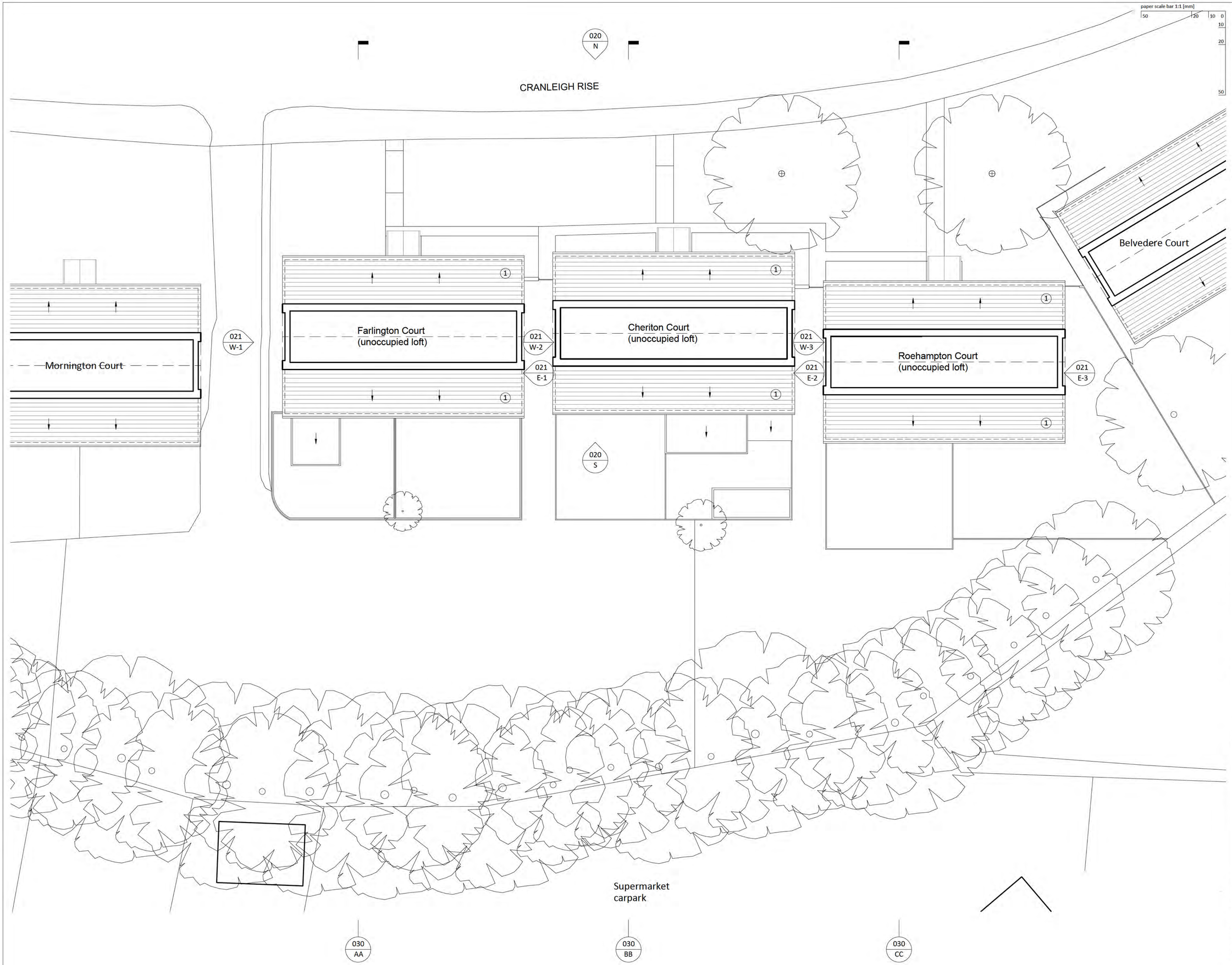
Project
Cranleigh Rise (Farlington, Cheriton & Roehampton Courts)

Title
Existing Second Floor Plan

Drawing no.
2035 - 012

Date	Rev.	Scale
07.09.23	P1	1:100@A1/1:200@A3

© Newton Architecture Ltd



PLANNING

KEY

1. Concrete roof tiles

0 1 2 5
scale bar 1:100@A1 [m]
scale bar 1:200@A3

N

Rev.	Date	Description
P1	07.09.23	Initial issue

NEWTON
ARCHITECTURE LTD

e info@newtonarchitecture.co.uk

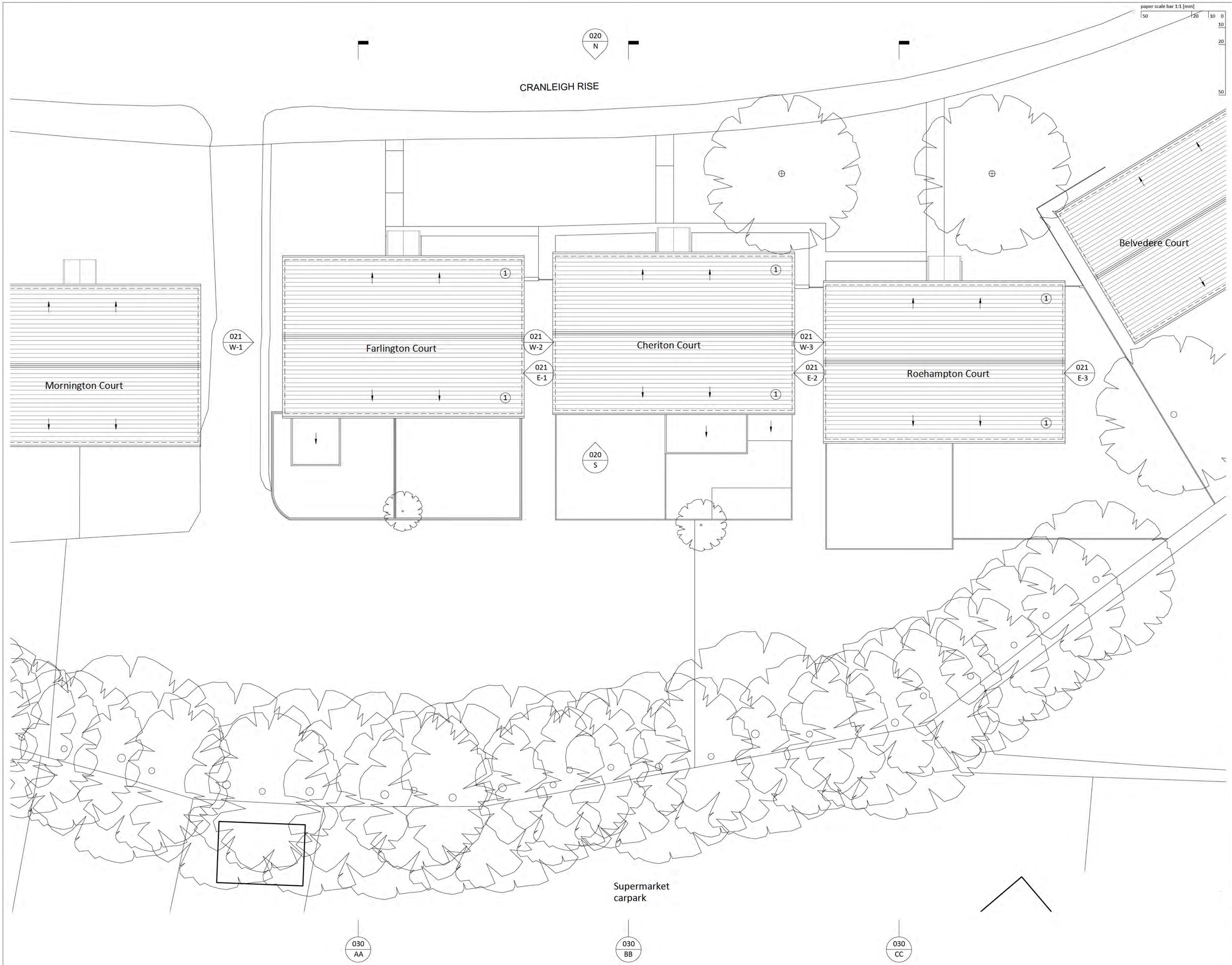
Project: Cranleigh Rise (Farlington, Cheriton & Roehampton Courts)

Title: Existing Loft Floor Plan

Drawing no.: 2035 - 013

Date	Rev.	Scale
07.09.23	P1	1:100@A1/1:200@A3

© Newton Architecture Ltd



paper scale bar 1:1 [mm]
50 20 10 0
10
20
50

PLANNING

KEY

1. Concrete roof tiles

0 1 2 5
scale bar 1:100@A1 [m]
scale bar 1:200@A3

N

Rev.	Date	Description
P1	07.09.23	Initial issue

NEWTON
ARCHITECTURE LTD

e info@newtonarchitecture.co.uk

Project: Cranleigh Rise (Farlington, Cheriton & Roehampton Courts)

Title: Existing Roof Plan

Drawing no.: 2035 - 014

Date	Rev.	Scale
07.09.23	P1	1:100@A1/1:200@A3

© Newton Architecture Ltd

paper scale bar 1:1 [mm]

50 20 10 0

10

20

50

PLANNING



NORTH ELEVATION



SOUTH ELEVATION

KEY

Site Boundary

1. Concrete roof tiles
2. Brickwork
3. UPVC framed double glazing

0 1 2 5

scale bar 1:100@A1 [m]

scale bar 1:200@A3

Rev.	Date	Description
P1	07.09.23	Initial issue

NEWTON ARCHITECTURE LTD

e info@newtonarchitecture.co.uk

Project: Cranleigh Rise (Farlington, Cheriton & Roehampton Courts)

Title: Existing N & S Elevations

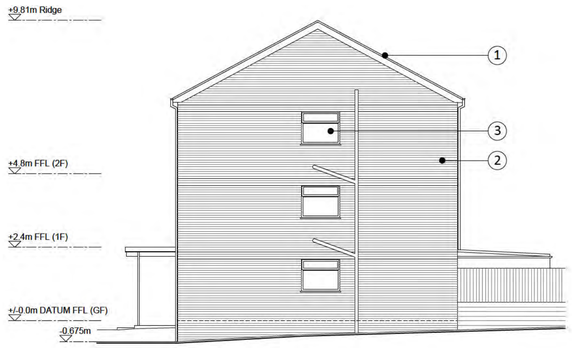
Drawing no.: 2035 - 020

Date	Rev.	Scale
07.09.23	P1	1:100@A1/1:200@A3

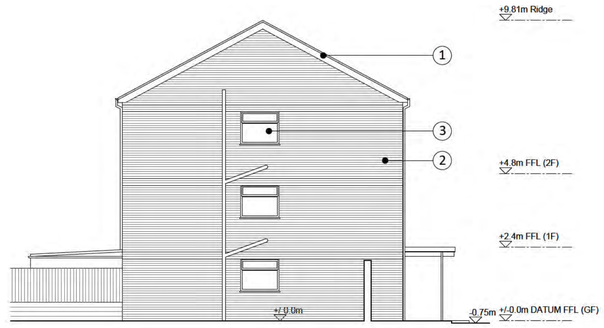
© Newton Architecture Ltd

paper scale bar 1:1 [mm]
50 20 10 0
10
20
50

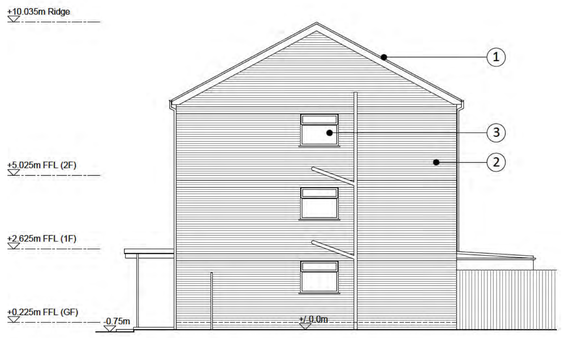
PLANNING



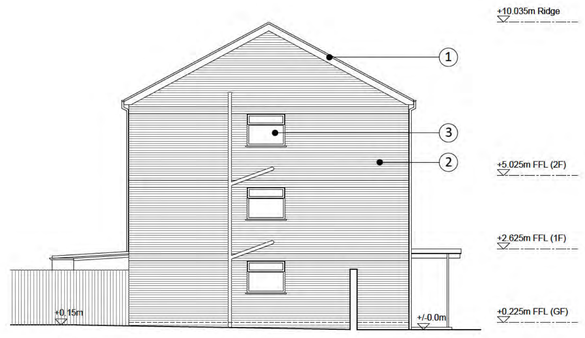
W-1 ELEVATION (FARLINGTON COURT)



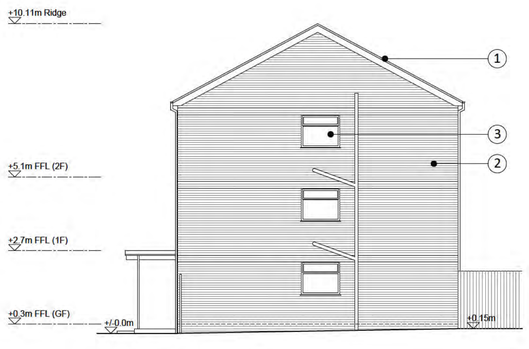
E-1 ELEVATION (FARLINGTON COURT)



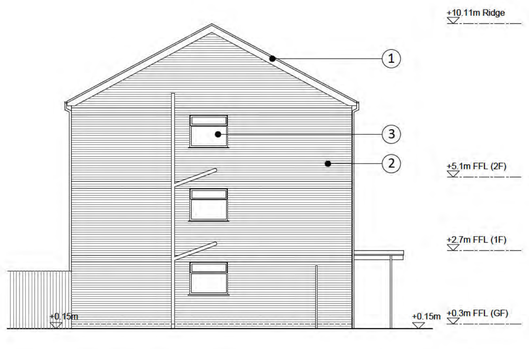
W-2 ELEVATION (CHERITON COURT)



E-2 ELEVATION (CHERITON COURT)



W-3 ELEVATION (ROEHAMPTON COURT)



E-3 ELEVATION (ROEHAMPTON COURT)

KEY

Site Boundary

1. Concrete roof tiles
2. Brickwork
3. UPVC framed double glazing

0 1 2 5
scale bar 1:100@A1 [m]
scale bar 1:200@A3

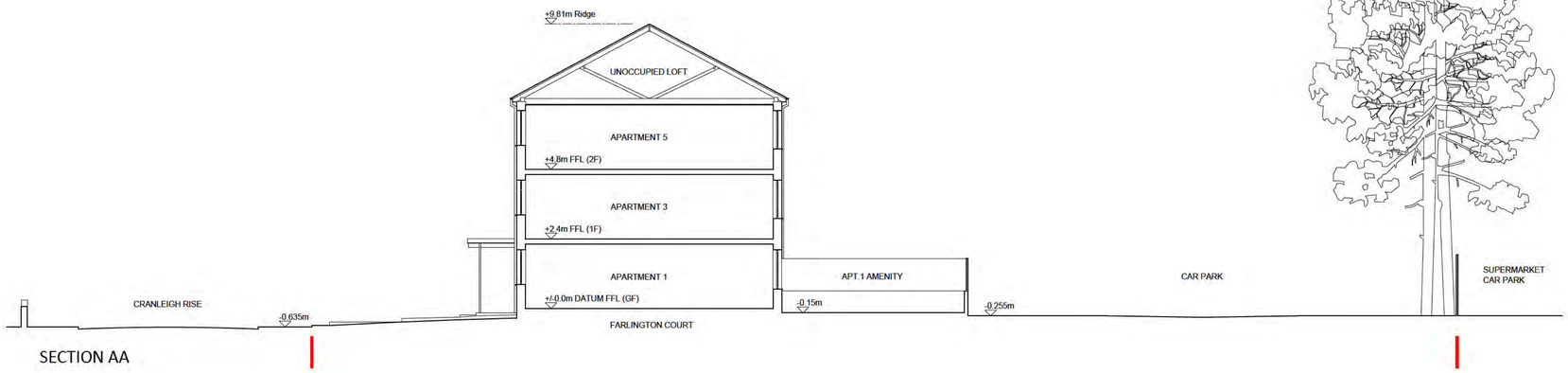
Rev.	Date	Description
P1	07.09.23	Initial issue

NEWTON
ARCHITECTURE LTD

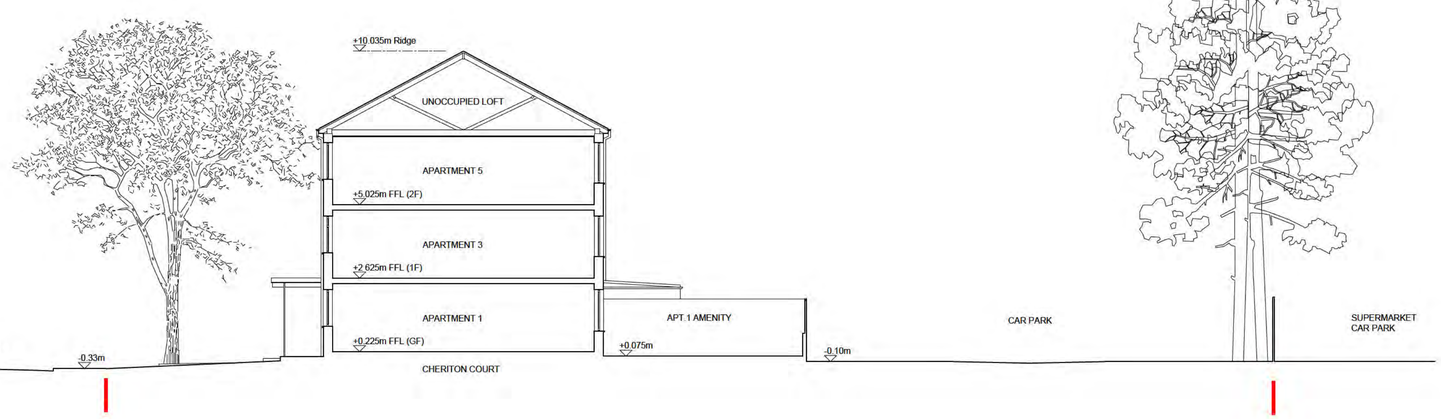
e info@newtonarchitecture.co.uk

Project	Cranleigh Rise (Farlington, Cheriton & Roehampton Courts)
Title	Existing W & E Elevations 1-3
Drawing no.	2035 - 021
Date	07.09.23
Rev.	P1
Scale	1:100@A1/1:200@A3

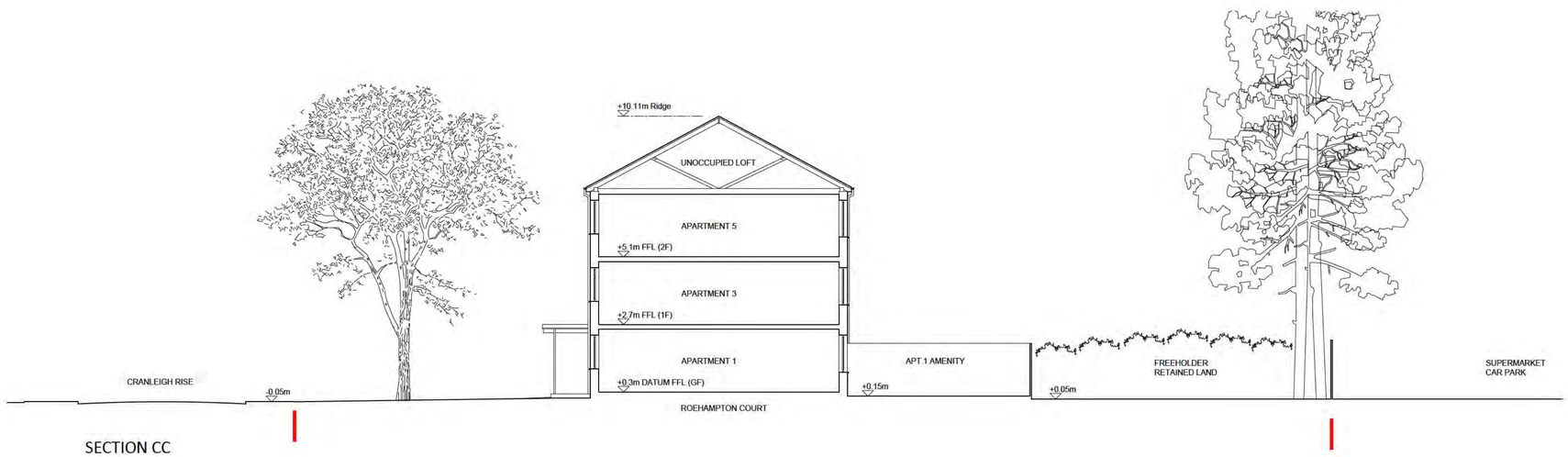
© Newton Architecture Ltd



SECTION AA



SECTION BB



SECTION CC

paper scale bar 1:1 [mm]
50 20 10 0
10
20
50

PLANNING

KEY
Site Boundary

0 1 2 5
scale bar 1:100@A1 [m]
scale bar 1:200@A3

Rev.	Date	Description
P1	07.09.23	Initial issue

NEWTON
ARCHITECTURE LTD
e info@newtonarchitecture.co.uk

Project: Cranleigh Rise (Farlington, Cheriton & Roehampton Courts)

Title: Existing Sections AA, BB & CC

Drawing no.: 2035 - 030

Date	Rev.	Scale
07.09.23	P1	1:100@A1/1:200@A3

© Newton Architecture Ltd

paper scale bar 1:1 [mm]
50 20 10 0
10
20
50

PLANNING

120 N

CRANLEIGH RISE

asphalt

pavement

grass

concrete path

concrete

Mornington Court

121 W-1

Farlington Court Apartment 1

Farlington Court Apartment 2

121 W-2

121 E-1

Cheriton Court Apartment 1

Cheriton Court Apartment 2

121 W-3

121 E-2

Roehampton Court Apartment 1

Roehampton Court Apartment 2

121 E-3

Belvedere Court

120 S

private amenity

cycle storage (6 cycles)

6000

bin st. 6x240L

Grass (freeholder retained land)

D6

D5

D4

D3 D2 D1 C3 C2 C1 B3 B2 B1 A3 A2 A1

C6 C5 C4 B6 B5 B4 A6 A5 A4

C7

B7

A7

Gravel (car parking)

Farlington Court: Car Parking Spaces C1-6
Cheriton Court: Car Parking Spaces B1-6
Roehampton Court: Car Parking Spaces A1-6
Mornington Court: Car Parking Spaces D1-6

Car parking spaces A7, B7 & C7 Allocated to proposed apartment 7 (3x) to Farlington, Cheriton and Roehamption Courts

Supermarket carpark

130 AA

130 BB

130 CC

0 1 2 5
scale bar 1:100@A1 [m]
scale bar 1:200@A3

N

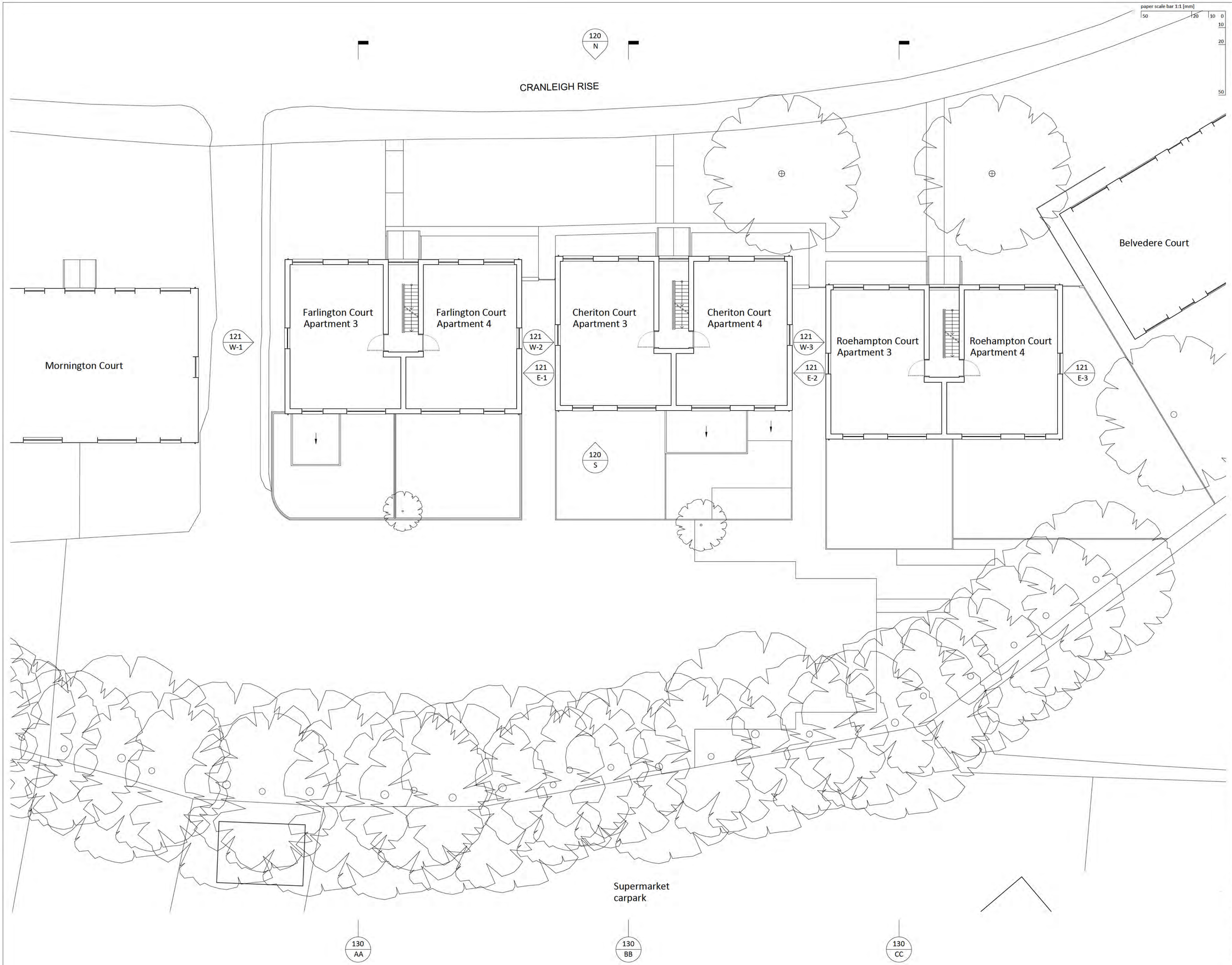
Rev.	Date	Description
P1	07.09.23	Initial issue

NEWTON
ARCHITECTURE LTD

e info@newtonarchitecture.co.uk

Project	Cranleigh Rise (Farlington, Cheriton & Roehampton Courts)
Title	Proposed Ground Floor Plan
Drawing no.	2035 - 110
Date	07.09.23
Rev.	P1
Scale	1:100@A1/1:200@A3

© Newton Architecture Ltd



PLANNING

KEY

0 1 2 5
scale bar 1:100@A1 [m]
scale bar 1:200@A3

N

Rev.	Date	Description
P1	07.09.23	Initial issue

NEWTON
ARCHITECTURE LTD

e info@newtonarchitecture.co.uk

Project: Cranleigh Rise (Farlington, Cheriton & Roehampton Courts)

Title: Proposed First Floor Plan

Drawing no.: 2035 - 111

Date	Rev.	Scale
07.09.23	P1	1:100@A1/1:200@A3

© Newton Architecture Ltd

paper scale bar 1:1 [mm]
50 20 10 0
10
20
50

PLANNING

KEY

120
N

CRANLEIGH RISE

Mornington Court

121
W-1

Farlington Court
Apartment 5

Farlington Court
Apartment 6

121
W-2

121
E-1

Cheriton Court
Apartment 5

Cheriton Court
Apartment 6

121
W-3

121
E-2

Roehampton Court
Apartment 5

Roehampton Court
Apartment 6

121
E-3

Belvedere Court

120
S

Supermarket
carpark

130
AA

130
BB

130
CC

0 1 2 5
scale bar 1:100@A1 [m]
scale bar 1:200@A3

N

Rev.	Date	Description
P1	07.09.23	Initial issue

NEWTON
ARCHITECTURE LTD

e info@newtonarchitecture.co.uk

Project	Cranleigh Rise (Farlington, Cheriton & Roehampton Courts)
Title	Proposed Second Floor Plan
Drawing no.	2035 - 112
Date	07.09.23
Rev.	P1
Scale	1:100@A1/1:200@A3

© Newton Architecture Ltd

paper scale bar 1:1 [mm]
50 20 10 0
10
20
50

PLANNING

CRANLEIGH RISE

120 N

Belvedere Court

Mornington Court

121 W-1

121 W-2

121 W-3

121 E-1

121 E-2

121 E-3

eaves storage beneath

Ensuite
Bathroom
Storage 2.5sqm
Kitchen /Dining
Farlington Court Apartment 7: 74sqm
Bedroom 1
Bedroom 2
Living

Cheriton Court Apartment 7: 74sqm

Roehampton Court Apartment 7: 74sqm

1

120 S

Supermarket carpark

130 AA

130 BB

130 CC

KEY

1. Concrete roof tiles to match existing

0 1 2 5
scale bar 1:100@A1 [m]
scale bar 1:200@A3

N

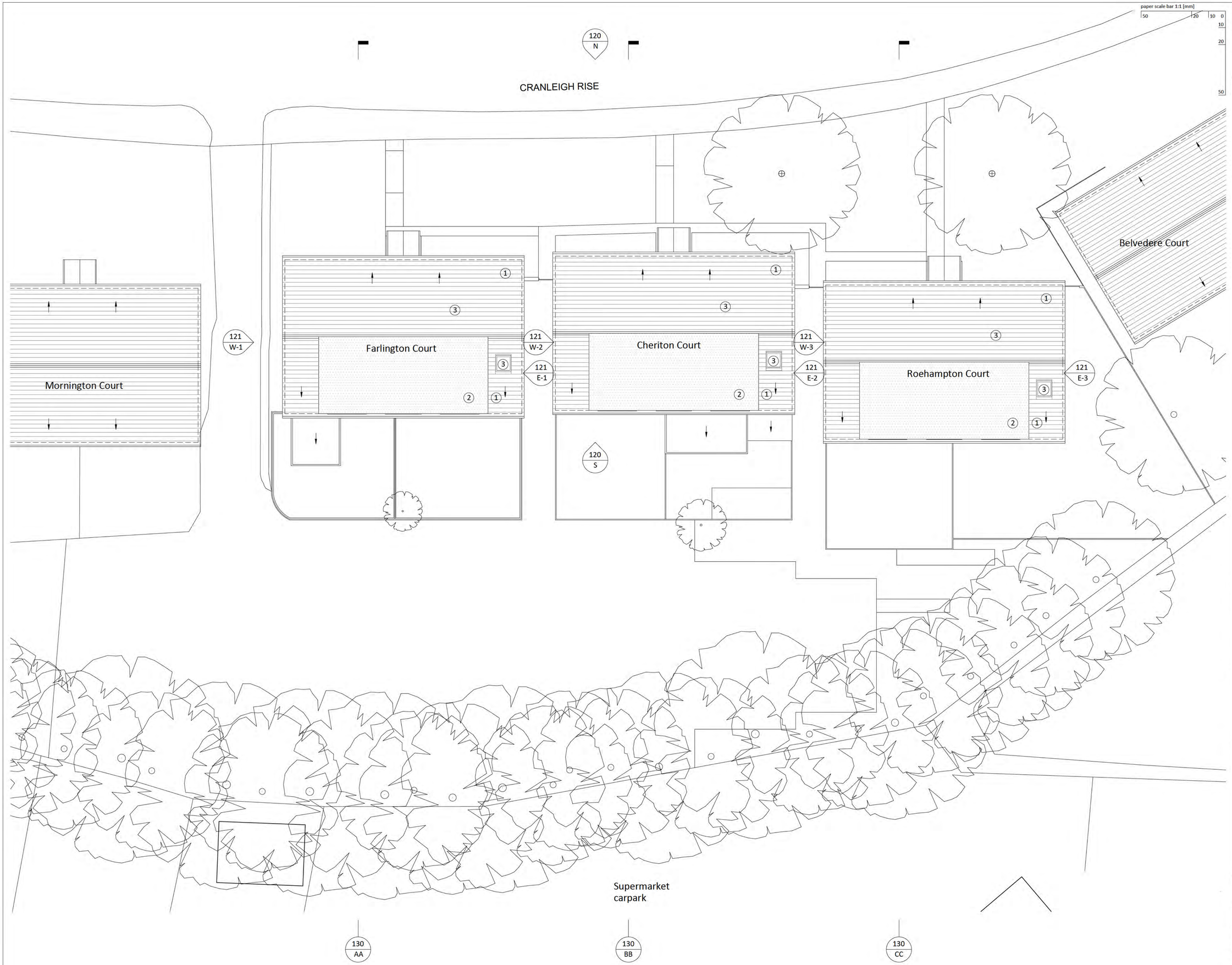
Rev.	Date	Description
P1	07.09.23	Initial issue

NEWTON
ARCHITECTURE LTD

e info@newtonarchitecture.co.uk

Project	Cranleigh Rise (Farlington, Cheriton & Roehampton Courts)
Title	Proposed Third Floor Plan
Drawing no.	2035 - 113
Date	07.09.23
Rev.	P1
Scale	1:100@A1/1:200@A3

© Newton Architecture Ltd



PLANNING

KEY

1. Concrete roof tiles to match existing
2. Felt roofing to match existing
3. Aluminium framed rooflights

0 1 2 5
scale bar 1:100@A1 [m]
scale bar 1:200@A3

N

Rev.	Date	Description
P1	07.09.23	Initial issue

NEWTON
ARCHITECTURE LTD

e info@newtonarchitecture.co.uk

Project	Cranleigh Rise (Farlington, Cheriton & Roehampton Courts)
Title	Proposed Roof Plan
Drawing no.	2035 - 114

Date	Rev.	Scale
07.09.23	P1	1:100@A1/1:200@A3

© Newton Architecture Ltd

paper scale bar 1:1 [mm]

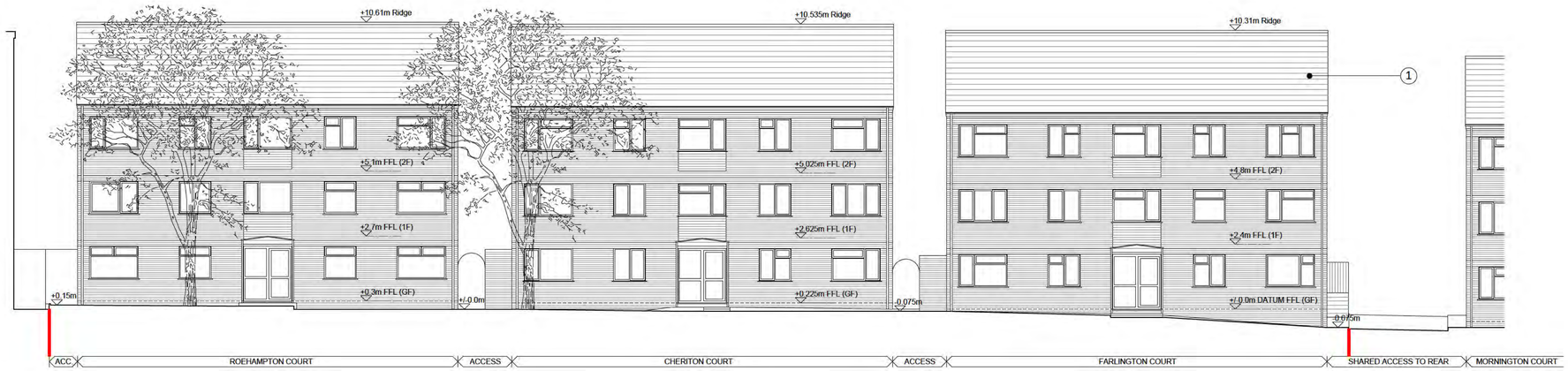
50 | 20 | 10 | 0

10

20

50

PLANNING



NORTH ELEVATION



SOUTH ELEVATION

KEY

Site Boundary

1. Concrete roof tiles to match existing
2. UPVC framed double glazing to match existing
3. Aluminium framed rooflights
4. Timber fascia board to match existing

0 1 2 5

scale bar 1:100@A1 [m]
scale bar 1:200@A3

Rev.	Date	Description
P1	07.09.23	Initial issue

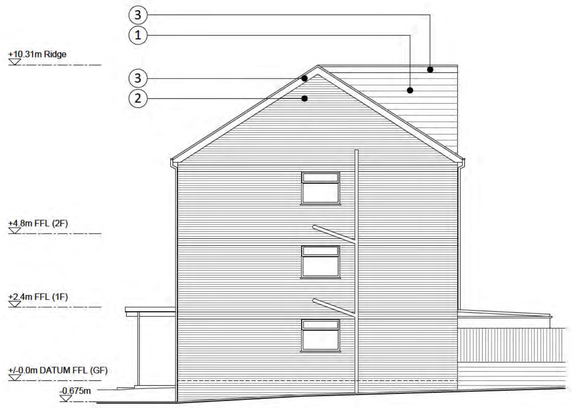
NEWTON
ARCHITECTURE LTD

e info@newtonarchitecture.co.uk

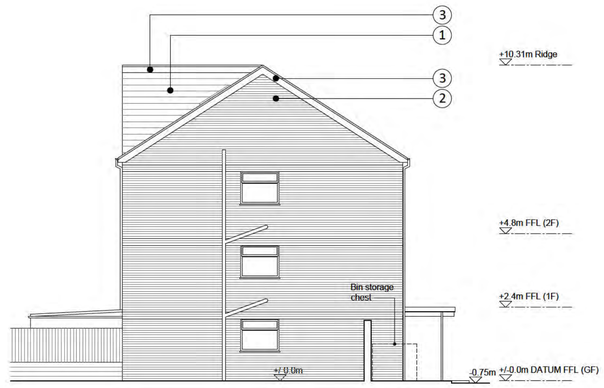
Project	Cranleigh Rise (Farlington, Cheriton & Roehampton Courts)
Title	Proposed N & S Elevations
Drawing no.	2035 - 120
Date	07.09.23
Rev.	P1
Scale	1:100@A1/1:200@A3

© Newton Architecture Ltd

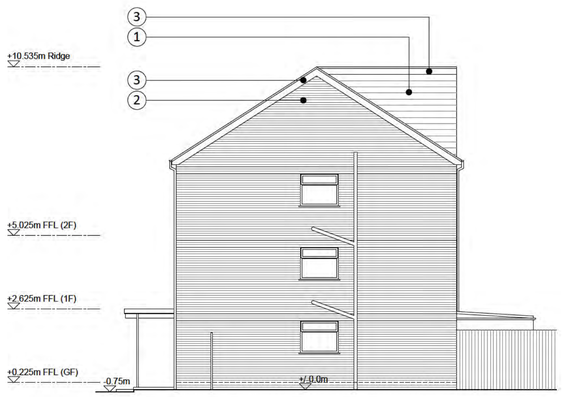
paper scale bar 1:1 [mm]
50 20 10 0
10
20
50



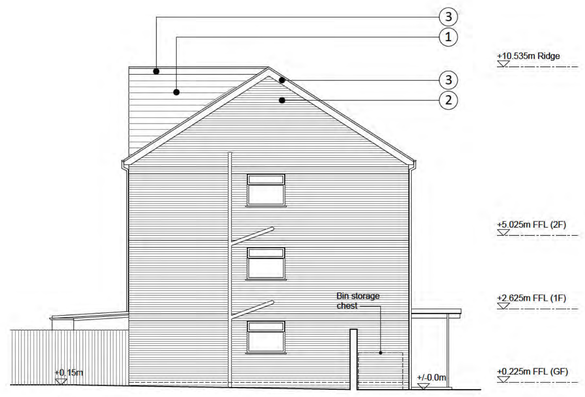
W-1 ELEVATION (FARLINGTON COURT)



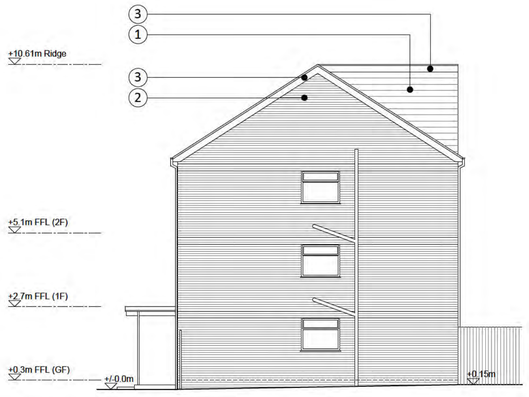
E-1 ELEVATION (FARLINGTON COURT)



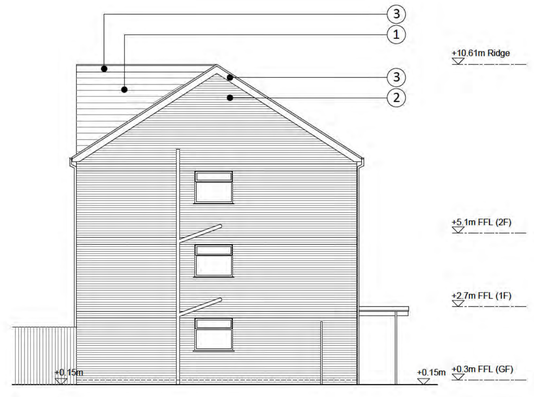
W-2 ELEVATION (CHERITON COURT)



E-2 ELEVATION (CHERITON COURT)



W-3 ELEVATION (ROEHAMPTON COURT)



E-3 ELEVATION (ROEHAMPTON COURT)

PLANNING

KEY

Site Boundary

1. Concrete roof tiles to match existing
2. Brickwork to match existing
3. Timber fascia board to match existing

0 1 2 5
scale bar 1:100@A1 [m]
scale bar 1:200@A3

Rev.	Date	Description
P1	07.09.23	Initial issue

NEWTON
ARCHITECTURE LTD

e info@newtonarchitecture.co.uk

Project: Cranleigh Rise (Farlington, Cheriton & Roehampton Courts)

Title: Proposed W & E Elevations 1-3

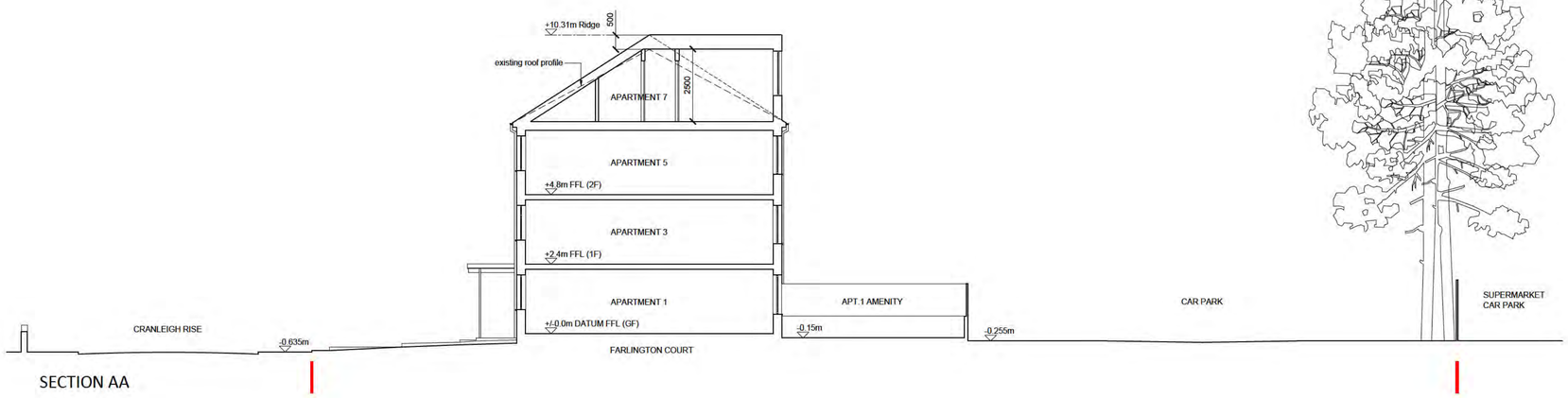
Drawing no.: 2035 - 121

Date	Rev.	Scale
07.09.23	P1	1:100@A1/1:200@A3

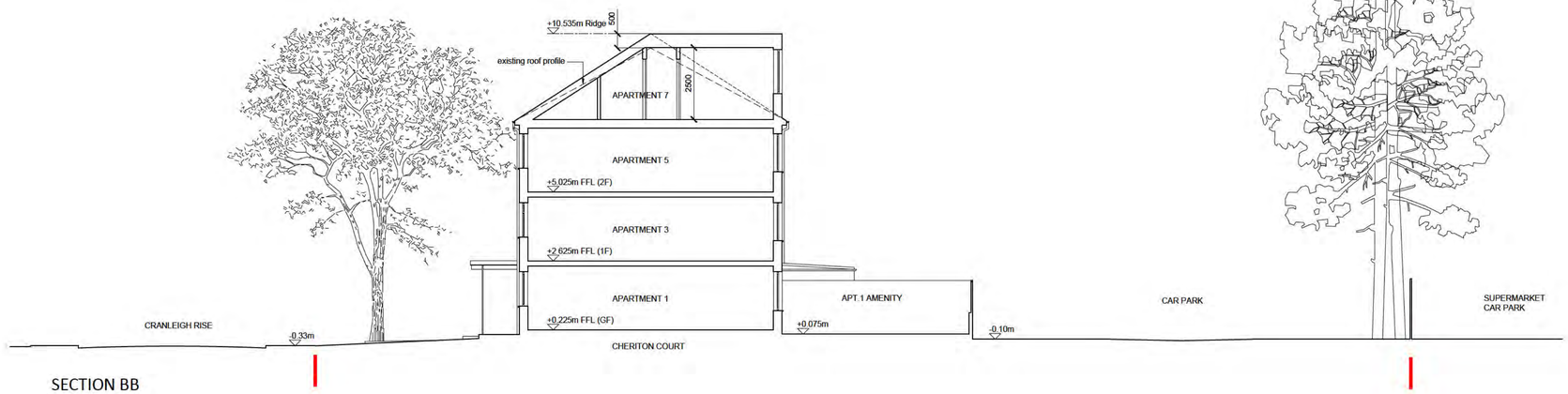
© Newton Architecture Ltd

paper scale bar 1:1 [mm]
50 20 10 0
10
20
50

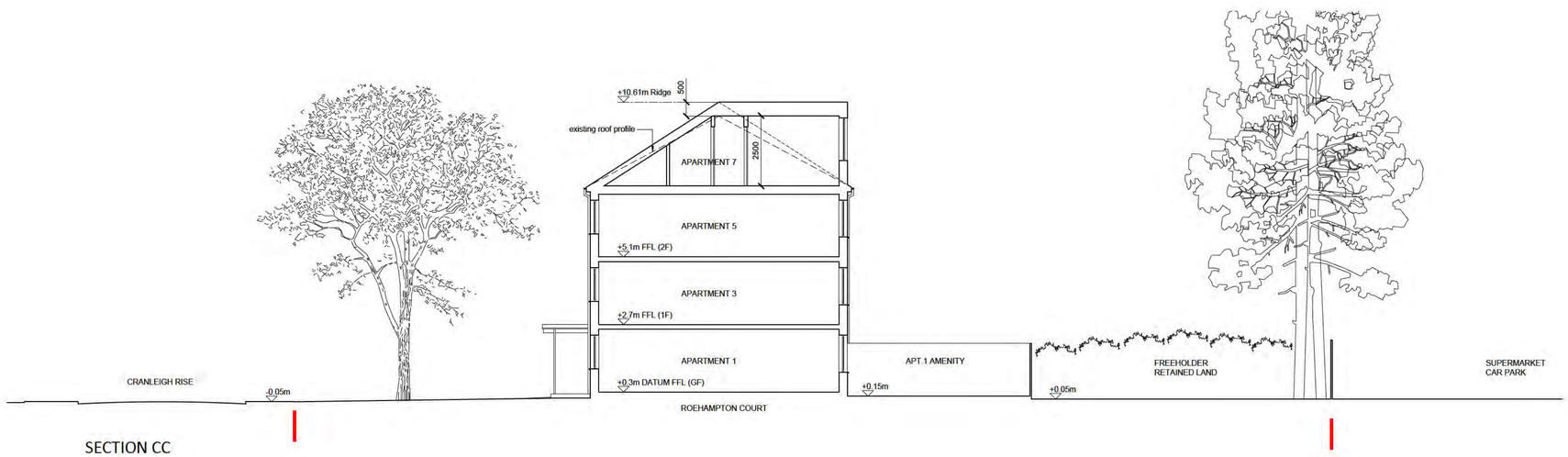
PLANNING



SECTION AA



SECTION BB



SECTION CC

KEY

Site Boundary

0 1 2 5
scale bar 1:100@A1 [m]
scale bar 1:200@A3

Rev.	Date	Description
P1	07.09.23	Initial issue

NEWTON
ARCHITECTURE LTD

e info@newtonarchitecture.co.uk

Project	Cranleigh Rise (Farlington, Cheriton & Roehampton Courts)
Title	Proposed Sections AA, BB & CC
Drawing no.	2035 - 130

Date	Rev.	Scale
07.09.23	P1	1:100@A1/1:200@A3

© Newton Architecture Ltd

Dated

Merhav (Cardiff) Ltd

and

[redacted]

Licence to Carry Out Works

Relating To

The Lease of the roof space at Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF3 4AN

THIS LICENCE is made on the day of 202

BETWEEN

(1) [redacted] hereinafter referred to as the "**Licensor**");

(2) [redacted] (from hereinafter referred to as the "**Licensee**").

RECI[redacted]

(A) This licence is supplemental and collateral to the Lease.

(B) The Licensee intends to carry out the Works and under the terms of the Contract, requires the consent of the Licensee to do so.

IT IS HEREBY AGREED

1. **INTERPRETATION**

The following definitions and rules of interpretation apply in this licence.

1.1 Definitions:

"Building"	the land and building known as Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF3 4AN registered at HM Land Registry with title number CYM658819
"CDM Regulations"	means the Construction (Design and Management) Regulations 2015 (*SI 2015/51*).
"Lease"	means a lease of the Property dated the same date as this Licence and made between the Licensor and the Licensee and all documents supplemental or collateral to that lease.
"Planning Permission"	The planning permission with reference 24/00683/FUL a copy of which is attached to this Licence
"Property"	means the leasehold property known as the loft space directly under the roof of Roehampton Court, Cranleigh Rise, Rumney, Cardiff, CF3 4AN and registered at HM Land Registry with title absolute under title number CYM658819
"Works"	means the works to be carried out at the Property in order to comply with the conversion of the Property in accordance with the Planning Permission together with making good any damage to the Building caused by carrying out such works.

1.2 `Clause, Schedule and paragraph headings shall not affect the interpretation of this licence.

1.3 A "**person**" includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).

1.4 The Schedules form part of this licence and shall have effect as if set out in full in the body of this licence. Any reference to this licence includes the Schedules.

1.5 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.

1.6 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.

1.7 Unless otherwise specified, a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time.

1.8 A reference to a statute or statutory provision shall include all subordinate legislation made from time to time under that statute or statutory provision.

1.9 A reference to **"writing"** or **"written"** includes fax but not e-mail.

1.10 A reference to this licence or to any other agreement or document referred to in this licence is a reference to this licence or such other agreement or document as varied or novated (in each case, other than in breach of the provisions of this licence) from time to time.

1.11 Unless the context otherwise requires, references to clauses and Schedules are to the clauses and Schedules of this licence and references to paragraphs are to paragraphs of the relevant Schedule.

1.12 Any words following the terms **"including"**, **"include"**, **"in particular"**, **"for example"** or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.

1.13 Any obligation on a party not to do something includes an obligation not to allow that thing to be done.

2. CONSENT TO CARRY OUT THE WORKS

2.1 In consideration of the obligations on the Licensee in this licence, the Licensor consents to the Licensee carrying out the Works on the terms set out in this licence.

2.2 This consent will cease to be valid if the Works have not been started (in accordance with the terms of this licence) within 12 months from (and including) the date of this licence, unless the Licensor gives the Licensee notice extending the period of validity. If the Licensor does agree to an extension, then this consent will remain valid for the period stated in that notice and the time period stated in clause 4.8(a) will be extended by the same amount. If this consent ceases to be valid and the Licensor has not given notice extending its validity, all the terms of this licence except clause 2.1 will remain in force.

2.3 Nothing in this licence will place the Licensee under an obligation to the Licensor to carry out the Works, but if it does carry them out, it must do so on the terms of this licence.

2.4 This consent does not obviate the need for the consent of any person other than the Licensor that may be required to carry out the Works.

3. STARTING THE WORKS

3.1 The Licensee must not start the Works until it has complied with the requirements of this clause and of clause 5.1.

3.2 Before commencing the Works, the Licensee must obtain any and all necessary permissions, licences and consents that are required for the Works

under all laws and by the owner or occupier of any neighbouring land or otherwise.

3.3 Upon the request of the Licensor, the Licensee must produce all such licences and consents to the Licensor.

3.4 The Licensee must notify the Licensor and the insurers of the Building of the date it intends to start carrying out the Works.

3.5 The Licensee will be responsible for any uplift in the insurance premium paid by the Licensor for the Building's insurance policy as a result of the Works.

3.6 The Licensee will be required to obtain public liability insurance and any other insurance policies that are necessary in relation to the Works (in accordance with clause 7.1 of this Licence) and will provide a copy of the policies to the Licensor and the insurers of the Buildings on written request.

4. CARRYING OUT AND COMPLETING THE WORKS

4.1 The Licensee must carry out the Works:

(a) using good quality, new materials which are fit for the purpose for which they will be used;

(b) in a good and workmanlike manner and in accordance with good building and other relevant practices, codes and guidance; and

(c) to the reasonable satisfaction of the Licensor.

4.2 In carrying out the Works the Licensee must comply with all laws and the terms of all other licences and consents, the requirements and recommendations of all relevant utility suppliers and those of the insurers of the Property.

4.3 The Licensee must take all proper steps to ensure that carrying out the Works does not make any of the following unsafe:

(a) the structure of the Building,

(b) any other flats located within the Building;

(c) any plant or machinery at the Building,

(d) any neighbouring land or building.

4.4 The Licensee must cause as little disturbance and inconvenience as possible to the Licensor and the owners and occupiers of any flats within the Building or any neighbouring land. The Licensee must not infringe any of their rights nor the rights of any other person in relation to the Property or the Building.

4.5 The Licensee must immediately make good, to the reasonable satisfaction of the Licensor, any damage (including decorative damage) to any land or building or any plant and machinery (other than the Property) which is caused by carrying out the Works.

4.6 The Licensee must allow the Licensor and his surveyors access to the Property, both while the Works are being carried out and afterwards, and will give the Licensor the information it reasonably requests to establish that the Works are being and have been carried out in accordance with this licence.

4.7 Any works carried out by the Buyer under the terms of this Licence, are carried out entirely at the Buyer's own risk, and the Buyer shall have no recourse for any refund from the Licensor in respect of the works carried out by the Buyer, under any circumstances.

4.8 The Licensee must:

(a) complete the Works by the day of 202 ; and

(b) must notify the Licensor as soon as the Works have been completed.

5. THE CDM REGULATIONS

5.1 By entering into this licence, the Licensee and the Licensor agree that, to the extent that the Licensor may be a client for the purposes of the CDM Regulations, the Licensee is to be treated as the only client in respect of the Works for the purposes of the CDM Regulations.

5.2 The Licensee must comply with its obligations as a client for the purposes of the CDM Regulations and must ensure that the principal designer and the principal contractor that it appoints in relation to the Works comply with their respective obligations under the CDM Regulations.

5.3 The Licensee must ensure that all relevant documents relating to the Works are placed in the health and safety file for the Property by the principal designer or principal contractor in accordance with the CDM Regulations and otherwise comply with its obligations in the Lease relating to those documents and the file.

6. ADDITIONAL WORKS

6.1 If the terms of any planning permission, licence or consent (other than this licence) obtained for the Works, require any other works to be carried out (whether to the Property or to any other land or building) the Licensee must carry out such other works within any time limit imposed by such permission, licence or consent and in any event before the end of the Term.

6.2 The terms of this licence, other than clause 2 and clause 4.8(a) will apply to the carrying out of such other works as if they formed part of the Works.

6.3 This clause is without prejudice to any requirement on the Licensee to obtain the consent of the Licensor to such other works pursuant to the Lease and the consent of any other person that may be required for such other works.

7. INSURANCE OF THE WORKS

7.1 The Licensee is obliged to insure the Works and the Works they will be at the sole risk of the Licensee.

8. FEES, RATES AND TAXES

The Licensee must pay all fees, rates, levies and taxes that arise by reason of the Works (including any arising under any laws applying to the Works) whether imposed on the Licensor or the Licensee and must indemnify the Licensor from all liability in relation to such fees, rates, levies and taxes.

9. REINSTATEMENT

9.1 The Licensee must make good any damage (including decorative damage) to the Building caused by the Works.

10. NO WARRANTY BY THE LICENSOR

10.1 No representation or warranty is given or is to be implied by the Licensor entering into this licence or by any step taken by or on behalf of the Licensor, in connection with it as to:

(a) the suitability of the Property for the Works; or

(b) whether the Works or any removal or reinstatement of them may be lawfully carried out.

10.2 The Licensee acknowledges that it does not rely on, and will have no remedies in respect of, any representation or warranty (whether made

innocently or negligently) that may have been made by or on behalf of the Licensor before the date of this licence as to any of the matters mentioned in clause 10.1.

10.3 Nothing in this clause shall limit or exclude any liability for fraud.

11. COSTS

11.1 The Licensee must pay on demand any further reasonable costs and disbursements of the Licensor, its solicitors, surveyors and insurers incurred in connection with the Works or any removal of them and reinstatement of the Property or in making good any damage to any land or building, plant or machinery (other than the Property) which is caused by the carrying out of the Works or by the removal of them or the reinstatement of the Property.

11.2 The obligations in this clause extend to costs and disbursements assessed on a full indemnity basis and to any value added tax in respect of those costs and disbursements except to the extent that the Licensor is able to recover that value added tax.

12. INDEMNITY

The Licensee shall indemnify the Licensor against all liabilities, costs, expenses, damages and losses suffered or incurred by the Licensor arising out of or in connection with any breach of the terms of this licence.

13. NOTICES

13.1 Any notice given under this licence shall be in writing and shall be delivered by hand or sent by pre-paid first-class post or other next working day delivery service to the relevant party as follows:

(a) to the Licensor at:

(b) to the Licensee at:

or as otherwise specified Costs by the relevant party by notice in writing to each other party.

13.2 Any notice given in accordance with clause 13.1 will be deemed to have been received:

(a) if delivered by hand, on signature of a delivery receipt or at the time the notice is left at the proper address; or

(b) if sent by pre-paid first-class post or other next working day delivery service, at 9.00 am on the second working day after posting.

13.3 A notice given under this licence shall not be validly given if sent by e-mail.

13.4 This clause does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.

14. LIABILITY

The obligations of the Licensee in this licence are owed to the Licensor and are made in consideration of the consent granted by clause 2.1.

15. THIRD PARTY RIGHTS

A person who is not a party to this licence shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this licence.

16. **GOVERNING LAW**

This licence and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.

17. **JURISDICTION**

Each party irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with this licence or its subject matter or formation (including non-contractual disputes or claims).

In witness whereof this document has been executed as a deed and delivered on the date first stated above.

SIGNED as a deed by)
)
In the presence of:)

Witness signature: .....

Witness name: .....

Witness address: .....

Witness occupation:.....

[redacted]

PLAN 1.



INFORMATION

Key:

RED LINE SHOWS LEASEHOLD DEMISE

BLUE LINE SHOWS ESTATE BOUNDARY

Rev.	Date	Description
A	04.02.25	First issue

NEWTON
ARCHITECTURE LTD

Project	Cranleigh Rise (Farlington, Cheriton & Roehampton Courts)
Title	Lease Plan (Roehampton Court Roofspace)
Drawing no.	2035 - 5003
Date	04.02.25
Rev.	A
Scale	1:500@A3

© Newton Architecture Ltd

PLAN 2.

HM Land Registry
Official copy of title plan

Title number **CYM658812**
Ordnance Survey map reference **ST2179SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Cardiff / Caerdydd**

© Crown copyright and database rights 2015 Ordnance Survey AC0000851063.
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



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