# Special Conditions of Sale by Auction

1. **Seller:** [redacted]

   **Sellers Solicitor Howells Solicitors, Fitzalan House, Fitzalan Court, Fitzalan Road, Cardiff, CF24 0EL Ref:** [redacted]

2. **Description of property**

   All that freehold property known as 127 Graig Road, Swansea, SA6 8PQ which is unregistered title and the Epitome of Title is attached.

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

4. The seller sells with limited title guarantee.

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

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

7. The Property is sold as seen and the Seller shall not be obliged to remove any furniture or other items from the Property.

8. The Buyer admits that they have entered into this contract solely as a result of their own inspection of the Property with full knowledge of the actual state and condition of the Property and on the basis of the terms of this contract and not in reliance of any representation or warranty either written or oral or implied made by or on behalf of the Seller (save for any representation or warranty contained in written replies given by the Seller's solicitors to any preliminary enquiries raise by the Buyer or the Buyer's solicitors) or anything whatsoever subject to the contract and that this contract constitutes the entire contract between the parties.

9. The Buyer confirms that it has been afforded the opportunity to satisfy themselves as to any notices served in relation to the Property by making the appropriate enquiries of all the relevant persons in this regard and the Buyer buys in full knowledge of such matters

(if any) and no objection nor demand or any contribution from the Seller in relation to the same.

10. The Buyer confirms that they have satisfied themselves on all matters relating to planning and building regulation matters having made the appropriate enquiries of all relevant persons and authorities in this regard and the Buyer buys in full knowledge of such matters (if any) and shall raise no objection in relation to the same.

11. The Buyer will raise no requisitions or enquiries about the documents disclosed or not disclosed in the legal pack after exchange.

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

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

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

15. The Transfer shall be prepared by the buyer.

16. Upon completion, the buyer shall pay the seller: 1: Search fees a minimum of £235.00 regardless of whether or not the search results are made available before the date of this contract or expire after the date of this contract, 2: £1,714.00 plus VAT plus VAT being the seller's legal fees, 3: Office Copies a minimum of £25.00.

17. The Property Shall be at the risk of the Buyer from the date hereof and General Condition G3 shall not apply.

18. In all other respects, the General and Common Auction Conditions shall apply to this sale.

[redacted]

# Conveyance

[PRESCRIBED BY FINANCE ACT 1931]
23 8 77 A 66171
[INLAND REVENUE]

30

# This Conveyance

THE SOLICITORS LAW STATIONERY SOCIETY LTD

THIS CONVEYANCE is made the 31st day of July one thousand nine hundred and seventy six BETWEEN GERALD ARTHUR FRANCIS MAY Marquess of Bath M.V.O. of 12 Orme Court in the County of Wilts Pursuant D.S.C. GERALD ARTHUR MAYHEW of 11 South Square Grays Inn in the County of London Solicitor and [redacted] of 9 Belgrave and West Building Bream Quay in the City of Bristol Stock-broker (hereinafter called "the Vendors") of the one part and RAYMOND [redacted] and his wife [redacted] Swansea (hereinafter called "the Purchasers") of the other part

W I T N E S S :

(1) By virtue of the deeds documents and events shortly set out in part I of the Second Schedule hereto the Vendors are seised of (inter alia) the premises hereinafter described and intended to be hereby conveyed for an estate in fee simple in possession subject to but with the benefit of the lease hereinafter mentioned upon the trusts of a Compound Settlement consisting of the Will of the Ninth Duke of Beaufort and the transaction referred to in the Order of the Honourable Mr. Justice [illegible] made on the twenty eighth day of November One thousand nine hundred and fifty six in the Chancery Division of the High Court of Justice as statutory owners and the Vendors are also Trustees of the said Compound Settlement for the purposes of the Settled Land Act 1925

(2) The Vendors in pursuance of all powers vested in them by statute or otherwise as Trustees of the said Compound Settlement have agreed with the Purchasers for the sale to them of the said premises hereinafter described for an estate in fee simple subject to the lease hereinbefore referred to but otherwise free from incumbrances at the price of Seventy pounds

NOW THIS DEED WITNESSETH as follows :-

1. In pursuance of the said agreement and in consideration of the sum of Seventy pounds paid by the Purchasers to the Vendors (the receipt whereof the Vendors hereby acknowledge) the Vendors as Trustees of the said Compound Settlement in pursuance of the power in that behalf under the Settled Land Act 1925 and of every other power enabling them hereby CONVEY AND CONFIRM unto the Purchasers ALL AND SINGULAR the premises described in the First Schedule hereto TO HOLD the same (except and

...ncurred as mentioned in the said Schedule) unto the Purchasers in fee ...imple subject to all ...ighting and all rights of way water drainage and ...er easements (if any) ...ver the same as now or heretofore used or ...ight to in respect of any property of the Vendors not comprised herein ...and to any liability to repair or contribute to the repair of any road ...ways passages sewers drains gutters fences party walls or other matters ...not Mortgages also to a Lease dated the second day of October One thousand ...nine hundred and nine and made between the Duke of Beaufort of the one ...part and Robert Evans Rose Evans and Sarah Evans of the other part whereby the said premises were/with other property demised to the said Robert Evans Rose Evans and Sarah Evans for the term of Ninety nine years from the twenty ninth day of September One thousand nine hundred and nine but ...with the benefit thereof so far as it relates to the premises hereby conveyed and of the yearly rent of £1.88 being an apportioned part of the yearly rent of Seven pounds and fifty pence reserved by the Lease deemed to be payable in respect of the said premises hereby conveyed.

2. The Purchasers for themselves and their successors in title hereby jointly and severally covenant with the Vendors and their successors in title at all times hereafter at their own expense to repair and keep in repair those boundary walls and fences of the land hereby conveyed as are marked "T" on the plan annexed hereto and to pay and discharge due share and proportion of the repair and maintenance of such of the said boundary walls and fences as are now joint or party walls or party fences.

3. PROVIDED ALWAYS that the Purchasers or the persons deriving title under them shall not be entitled to any right of light or air to the premises hereby conveyed which would restrict or interfere with the free use of any adjoining or neighbouring property for building or other purpose and so that the grant and Conveyance hereinbefore contained shall not be deemed or construed to imply the grant of any such right of light or air.

4. THE Vendors hereby acknowledge the right of the Purchasers to the production of the documents more particularly referred to in Part I of the Second Schedule hereto and to delivery of copies thereof.

5. THE Vendors as to the documents specified in Part II of the Second Schedule hereto hereby covenant with the Purchasers that as and when the said documents shall come into possession of the Vendors or any person deriving title under them they will upon request and at the cost of the Purchasers or any person deriving title under them execute a Statutory Acknowledgment for production of such documents and in the meantime and until the execution of such Undertaking that every person having for the time being the possession of the said documents will keep them whole un-

[illegible] [illegible] [illegible] unless [illegible] [illegible] [illegible] [illegible] or other

charitable [illegible]

6. The Purchasers hereby declare as follows :-

(a) The Purchasers shall hold the said property upon trust to sell the same with power to postpone the sale thereof and shall hold the net proceeds of sale and other money applicable as capital and the net rents and profits thereof until sale upon trust for themselves as joint tenants

(b) Until the expiration of twenty-one years from the death of the survivor of the Purchasers the trustees for the time being of this deed shall have power to sell mortgage charge lease or otherwise dispose of all or any part of the said property with all the powers in that behalf of an absolute owner

7. IT IS hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds [illegible]

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first before written

THE FIRST SCHEDULE referred to

ALL THAT piece or parcel of land situate at and having a frontage to Craig Road Morriston in the City of Swansea containing by admeasurement Two hundred and ninety three square yards or thereabouts together with the messuage or dwellinghouse and premises erected thereon or on part thereof and known as Number 122 Craig Road Morriston Swansea aforesaid and which said property is for the purpose of identification only more particularly delineated and described on the map or plan thereof annexed hereto and thereon coloured red blue and brown subject to a right for the Vendors and their successors in title and the owners or occupiers of the adjoining properties to pass and repass on foot only at all times and for all purposes over and along the [illegible] coloured blue and brown on the said plan EXCEPT AND RESERVED in fee simple unto the Vendors and their successors in title all mines and minerals within and under the surface of the land hereby assured with full power of working getting and carrying away the same (but by underground workings only) including power to let down the surface of the said land AND RESERVED also unto the Vendors and their successors in title and their lessees all necessary powers wayleaves and easements for enabling minerals to be gained from any adjoining or other lands to be carried through and under the lands hereby conveyed reasonable compensation being paid for any subsidence or damage or injury occasioned to the surface of the said land or any buildings or things standing thereon by the person or persons actually exercising the said rights as aforesaid and not the Vendors (unless the Vendors or any of them be such or one of such persons actually exercising the said rights as aforesaid)

THE SECOND SCHEDULE referred to

| Date | Document | Parties |
|---|---|---|
| | PART I | |
| 1909 October 2nd | COUNTERPART of the hereinbefore-mentioned LEASE | |
| 1923 July 25th | WILL | of Ninth Duke of Beaufort |
| 1924 November 18th | CODICIL OF THE WILL | of Ninth Duke of Beaufort |
| 1924 November 27th | DEATH | of Ninth Duke of Beaufort |
| [illegible] January 3rd | [illegible] | Tenth [illegible] Charles [illegible] de [illegible] ([illegible] Probate under the before mentioned Will and Codicil) |
| 1925 February [illegible] | PROBATE OF THE WILL | of Ninth Duke of Beaufort |

| | | |
|---|---|---|
| 1926 January 7th | VESTING DEED | The Most Noble Louisa Emily Dowager Duchess of Beaufort Tenth Duke of Beaufort George Levinge Whately and Ellis George Whately (1) Tenth Duke of Beaufort (2) |
| 1929 December 31st | MORTGAGE | Tenth Duke of Beaufort (1) Dowager Duchess of Beaufort George Levinge Whately and Ellis George Whately (2) Equity & Law Life Assurance Society (3) |
| 1940 April 30th | VACATING RECEIPT (endorsed on last Scheduled Mortgage) | Equity & Law Life Assurance Society (1) and the Most Noble Victoria Constance Mary Duchess of Beaufort (2) |
| 1940 August 3rd | DEATH | of said George Levinge Whately |
| 1945 October 11th | DEATH | of Dowager Duchess of Beaufort |
| 1946 September 10th | VACATING RECEIPT (endorsed on Mortgage dated 31st Dec. 1929) | The Most Noble Victoria Constance Mary Duchess of Beaufort (1) Tenth Duke of Beaufort (2) |
| 1952 December 31st | DEED OF DECLARATION | Tenth Duke of Beaufort and Ellis George Whately (1) Gerald Arthur Whately (2) |
| 1954 October 1st | DEED OF DECLARATION | Tenth Duke of Beaufort Ellis George Whately and Gerald Arthur Whately (1) David Rober Somerset (2) |
| 1956 December 19th | DEED OF DECLARATION | Tenth Duke of Beaufort Ellis George Whately and David Dober Somerset (1) Gerald Arthur Whately (2) said Marquess of Cambridge and Sir Peter Walter Farquhar (3) the Vendors (4) |
| 1956 December 19th | VESTING DEED | Tenth Duke of Beaufort (1) the said Marquess of Cambridge and others (2) |
| 1962 April 8th | DEED OF DECLARACION | Tenth Duke of Beaufort (1) said Marquess of Cambridge Sir Peter Walter Farquhar and Gerald Arthur Whately (2) said Arthur Hugh Harford (3) |
| 1962 April 8th | VESTING DEED | said Marquess of Cambridge Sir Peter Walter Farquhar and Gerald Arthur Whately (1) the said Arthur Hugh Harford (2) |

PAGE II

| | | |
|---|---|---|
| 1956 December 19th | MORTGAGE | Marquess of Cambridge and Ors (1) Tenth Duke of Beaufort (2) |
| 1956 December 19th | TRANSFER OF MORTGAGE | Tenth Duke of Beaufort (1) Eagle Star Insurance Co. Ltd. (2) |
| 1962 December 6th | DEED OF SUBSTITUTION AND RELEASE | Marquess of Cambridge and Ors (1) Eagle Star Insurance Co. Ltd. (2) |
| 1968 April 1st | DEED OF RECTIFICATION | Marquess of Cambridge and Ors (1) Eagle Star Insurance Co. Ltd. (2) |

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

1 9 5 9

ABSTRACT OF THE TITLE

of

Robert John Evans to leasehold property situate and known as Number 127 Graig Road Morriston in the County Borough of Swansea

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ABSTRACT OF THE TITLE
of
Robert John Evans to leasehold property situate and known as Number 127 Graig Road Morriston in the County Borough of Swansea

2nd

BY LEASE of this date made between THE MOST NOBLE HENRY ADELBERT WELLINGTON FITZROY (Ninth) DUKE OF BEAUFORT (Lessor) of the one part and ROBERT EVANS REES EVANS and SARAH EVANS (Lessees) of the other part

WITNESSED that in consideration of the rent and Lessee's covenants thereinafter reserved and contained the Lessor thereby demised unto the Lessees

ALL AND SINGULAR the premises described in the Schedule hereunder written

EXCEPT nevertheless and reserving unto the person or persons for the time being entitled in reversion expectant upon the determination of that Lease all minerals and mineral substances in or under the said premises and all springs drains channels waters and watercourses in under or running through or on the premises hereinbefore described or any part thereof and (by way of exception and not of conveyance) TOGETHER with full and free right power and liberty at all times and for ever hereafter to enter upon and occupy the surface of the lands comprised in that Lease and every or any part thereof and to sink and to search for work get bank make marketable and carry away the mines minerals and any other mineral substances thereunder and also any other mines minerals and other substances under other lands (any) and for the purposes aforesaid or any of them to sink pits and shafts erect buildings and all other necessary machinery and do all other things which may be found necessary expedient or convenient for the purposes aforesaid or any of them (upon paying compensation for any damage caused by the exercise of that power the amount of that compensation in case of difference of opinion to be arrived at by submitting the matter to arbitration in accordance with the Arbitration Acts for the time being in force)

TO HOLD unto the Lessees for the term of 99 years from the 29th September 1909

YIELDING AND PAYING therefor during the said term the clear yearly rent of £7. 10. 0. by equal half yearly payments on the 25th March and the 29th September free from all deductions (except the Landlord's Property Tax) the first half yearly payment having been made on the 25th March 1910

AND the Lessees thereby covenanted with the Lessor in manner following that is to say:-

1. To pay the said yearly rent thereby reserved

2. To pay all taxes, rates, charges etc.

3. To insure to the full insurable value in the Law Fire Insurance Office and in no other Office and to produce Policy and receipt for the premium of the current year then and to rebuild or reinstate in the event of fire

4. To keep all buildings in good and substantial repair and in such good and substantial repair at the end or sooner determination of the said term to peaceably surrender and yield up unto the Lessor

5. To allow a reasonable share and proportion for and towards the costs and expenses of making supporting and repairing all roadways pavements fences sewers and drains in common with other buildings tenements or lands such proportion to be ascertained by the Surveyor or Agent of the Lessor

6. To be lawful for the Lessor or his Agent etc. twice or oftener in any year at all reasonable times to enter upon the said premises and view the state and condition thereof and to repair on notice and in case of neglect so to do the Lessor to be at liberty to make good the same himself and to recover the cost thereof and all expenses incurred on connection therewith

7. To be lawful for the Lessor during last 7 years of the said term to take a Schedule of the fixtures and things upon the said premises not being tenant's fixtures

8. To be lawful for the Lessor and his tenants etc. at reasonable times to come into and upon the said demised premises to repair etc. such adjoining buildings as often as occasion shall require upon paying reasonable compensation for any damage etc. the amount in case of difference to be ascertained by the Lessor or his Agent

9. That the Lessor and his tenants should have liberty of watercourse in and through the premises thereby demised to carry off the water and soil from his and their other houses which were or might be contiguous or near to the said premises and that the tenants should be permitted at all reasonable times to come into and upon the said premises to empty and cleanse the cesspools gutters sewers drains of and belonging to such other houses

10. Not to exercise or carry on any noisome noxious or offensive trade or manufacture or permit the said premises to be used for any illegal or immoral purpose or for a public-house inn tavern or beer-shop or otherwise or do any act of thing whatsoever which might be an annoyance or disturbance to the Lessor or his tenants in the neighbourhood

11. Not to assign demise or part with the possession of the demised premises or any part thereof without the consent in writing of the Lessor

PROVISO for re-entry on non-payment of rent

Covenant by Lessor for quiet enjoyment

Interpretation clause

THE SCHEDULE BEFORE REFERRED TO

ALL THAT piece or parcel of ground situate at and fronting on Trewyddfa Road Morriston in the County Borough of Swansea containing by admeasurement 36 perches or thereabouts which said piece or parcel of ground is more particularly delineated and described in the Plan thereof drawn upon these presents and is therein edged and coloured Pink TOGETHER with the four messuages or dwellinghouses erected thereon and now known as NUMBERS 125 126 127 and 128 TREWYDDFA ROAD Morriston aforesaid

EXECUTED by Lessor and ATTESTED

er 30th /- Examined as aforesaid

BY DEED OF PARTITION of this date made between the said SARAH EVANS of the one part and JANET EVANS of the other part (Copy Deed of Partition herewith)

EXECUTED by both parties and ATTESTED

er 13th

BY her WILL of this date the said SARAH EVANS appointed her son JOHN EVANS and her daughter MARY JANE DAVIES to be the Executors thereof

1st

THE said SARAH EVANS died on this date without having altered or revoked her said Will

1st Examined as aforesaid

PROBATE of the said Will of the said SARAH EVANS was on this date granted out of the District Probate Registry at Carmarthen to the said JOHN EVANS and the said MARY JANE DAVIES the Executors therein named

er 4th
2. 6d.

BY ASSIGNMENT of this date made between the said JOHN EVANS and the said MARY JANE DAVIES (Vendors) of the one part and ROBERT JOHN EVANS of 128 Graig Road Morriston Swansea Tinplater (Purchaser) of the other part

ned and ared with ginal as aforesaid

(1) RECITING abstracted Lease

(2) AND RECITING death and administration of the said Robert Evans

(3) AND RECITING death and administration of the said Rees Evans

(4) AND RECITING trusteeship of the said Sarah Evans for and on behalf of herself and the said Janet Evans as the personal representative of the said Rees Evans deceased

(5) AND RECITING abstracted Deed of Partition

(6) AND RECITING Will death and probate of the said Sarah Evans

(7) AND RECITING Vendors had not made any assent or conveyance of the premises and agreement for sale

IT WAS WITNESSED as follows:-

1. In pursuance of the said agreement and in consideration of the sum of £225 then paid by the Purchaser to the Vendors (receipt etc.) the Vendors as personal representatives of the said Sarah Evans deceased THEREBY ASSIGNED unto the Purchaser

ALL THAT piece or parcel of ground being part of the larger piece or parcel of ground comprised in and demised by the recited Lease TOGETHER with the messuage or dwellinghouse and premises erected thereon formerly known as Number 127 Trewyddfa Road but now known as Number 127 Graig Road Morriston Swansea aforesaid TOGETHER ALSO with the benefit of the rights as heretofore exercised by the owners for the time being of the said four dwellinghouses and their tenants and all persons authorised by them to pass and repass over and along the passage way situat between Numbers 126 and 127 Graig Road aforesaid and to pass and repass up and down the steps leading to the gardens at the rear of the said four dwellinghouses

EXCEPT AND RESERVING unto the Vendors and the owner for the time being of the dwellinghouse Number 128 Graig Road aforesaid and their tenants and all persons authorised by them the right at all times to pass and repass over the pathway immediately in the rear of the dwellinghouse hereby assured for the purpose of passing and repassing over and along the said passage way and up and down the steps leading to the said gardens as aforesaid

TO HOLD (Except and reserved as aforesaid) unto the Purchaser for the

residue of the said term of 99 years granted by the recited Lease subject to the yearly rent of £1. 17. 6d. being an apportioned part of the said apportioned yearly rent of £5. 12. 6d. part of the yearly rent of £7. 10. C reserved by the recited Lease and to the covenants and conditions therein contained and on the part of the lessees to be observed and performed so fa only as the same related to the premises thereby assigned and subject also to and with the benefit of the covenants and charges contained in the recited Deed of Partition so far as the same related as last aforesaid

2. The Purchaser thereby covenanted with the Vendors that in the event of the service drain pipes which served the said four dwellinghouses having at any time or times to be opened up for repairs he the Purchaser would at such time or times contribute towards the cost of such repair one fourth part or share thereof

3. Acknowledgment for production of documents set forth in the Schedule hereunder written and delivery of copies thereof and undertaking for the safe custody thereof

4. Certificate of value

THE SCHEDULE before referred to

| | |
|---|---|
| 2nd October 1909 | The recited Lease of this date |
| 11th April 1912 | Letters of Administration to Estate of Robert Evans deceased |
| 3rd December 1924 | The recited Deed of Partition of this date |
| 21st July 1941 | Probate of the Will of Sarah Evans deceased |

EXECUTED by both parties and ATTESTED

er 4th H.M. LAND REGISTRY SEARCH No. 132938/41 - SARAH EVANS JOHN EVANS MARY JANE DAVIES - no subsisting entries

er 4th BY UNDERTAKING of this date the said MARY JANE DAVIES acknowledged the right of the said ROBERT JOHN EVANS to production of the documents mentioned in the Schedule thereto relating to Number 127 Graig Road Morriston aforesaid and other properties and to delivery of copies thereof AND thereby undertook for the safe custody thereof

Examined with original

THE SCHEDULE above referred to

| | |
|---|---|
| 2nd October 1909 | The abstracted Lease |
| 28th October 1909 | MORTGAGE of this date made between Robert Evans, Rees Evans and Sarah Evans of the one part and Jared Armstrong of the other part |
| 22nd March 1912 | TRANSFER OF MORTGAGE of this date made between Jared Armstrong of the one part and Thomas Thomas of the other part |
| 11th April 1912 | LETTERS OF ADMINISTRATION to estate of Robert Evans deceased |
| 29th December 1924 | REASSIGNMENT of this date made between John Thomas and Mary Thomas of the one part and Sarah Evans and Janet Evans of the other part |
| 30th December 1924 | The abstracted Deed of Partition |
| 21st July 1941 | PROBATE OF THE WILL of Sarah Evans deceased |

SIGNED by the said MARY JANE DAVIES and ATTESTED

ry 9th NOTICE of abstracted Assignment acknowledged by Lessor's Solicitors

residue of the said term of 99 years granted by the recited Lease subject to the yearly r

...ouse
...n

DATED 5 DAY OF March 1959.

MR. R. J. EVANS
-to-
MR. R. G. BEVAN
-and-
MRS. D. BEVAN.

# Assignment

-of-

Leasehold property situate and known as Number 127 Graig Road Morriston in the County Borough of Swansea.

T. W. James & Co.,
Solicitors,
95 Walter Road,
Swansea.

DRIVERS (LONDON) LTD. CLOISTER PARCHMENT. CARTER LANE, E.C.

# This Assignment

INLAND REVENUE PRODUCED FINANCE ACT 1931

is made the

Fifth day of March One thousand nine hundred and fifty nine

BETWEEN ROBERT JOHN EVANS of Number [redacted] of Swansea (hereinafter called "the Vendor") of the one part and RAYMOND GEORGE BEVAN and [redacted] both of Number [redacted] (hereinafter called "the Purchasers") of the other part.

W H E R E A S:

1. By a Lease (hereinafter called "the Lease") dated the second day of October One thousand nine hundred and nine made between The Most Noble Henry Aldelbert Willington Fitzroy (9th) Duke of Beaufort (hereinafter called the "Lessor") of the one part and Robert Evans, Rees Evans and Sarah Evans (hereinafter called the Lessees) of the other part ALL THAT piece or parcel of ground situate at and fronting on Trewyddfa Road Morriston in the said County Borough of Swansea containing by admeasurement 36 perches or thereabouts which said piece or parcel of ground is more particularly delineated and described in the plan thereof drawn on the lease and is therein edged and coloured Pink Together with the four messuages and dwellinghouses erected and known as Number 125, 126, 127 and 128 Trewyddfa Road Morriston Swansea aforesaid (Except and Reserved as is more particularly Excepted and Reserved in the Lease) was demised unto the Lessees for a term of ninety-nine years from the twenty-ninth day of September 1909 subject to a yearly ground rent of seven pound ten shillings and to the covenants agreements and conditions contained in the lease and hence forth on the part of the lessees to be observed and performed

2. By divers mesne assurances acts in the law and events and ultimately by an Assignment dated the fourth day of December One thousand nine hundred and forty one and made between John Evans and Mary Jane Davies of the one part and the Vendor of the other part and the premises hereinafter more particularly described and being part of the premises comprised in and demised by the lease became vested in the Vendor for all the residue then unexpired of the term granted by the lease subject to the payment of an apportioned yearly rent of One pound seventeen shillings and six pence part of the entire yearly rent of seven pound ten shillings reserved by the lease and to the lessees covenants and conditions therein contained and on the part of the lessees to be observed and performed so far only as the same related to the premises hereinafter more particularly described and subject also to and with the benefit of the covenants and charges contained in a Deed of Partition dated the 30th day of December One thousand nine hundred and twenty four and made between

the said Sarah Evans of the one part and Janet Evans of the other part so far only as the same related as last aforesaid

3. The Vendor has agreed with the Purchasers for the sale to them of the said property at the price of seven hundred and seventy-five pounds and it has been agreed that the same shall be vested in them as joint tenants in manner hereinafter appearing

NOW THIS DEED WITNESSETH as follows:

1. In pursuance of the said agreement andin consideration of the sum of seven hundred and seventy-five pounds paid by the Purchaser to the Vendor (the receipt whereof the Vendor hereby acknowledges) the Vendor as beneficial owner hereby assigns unto the purchasers ALL THAT piece or parcel of ground Together with the messuage or dwellinghouse and premises erected thereon formerly known as Number 127 Trewyddfa but now known as 127 Graig Road Morriston Swansea aforesaid Together also with the benefit of the rights as heretofore exercised by the owners for the time being of the said four dwellinghouses 125, 126, 127 and 128 Graig Road (formerly Trewyddfa Road) Morriston Swansea aforesaid and their tenants and all persons authorised by them to pass and repass over and along the passageway situate between numbers 126 and 127 Graig Road aforesaid and to pass and repass up and down the steps leading to the gardens at the rear of the said four dwellinghouses except and reserved unto the owner or owners for the time being of the dwellinghouse known as Number 128 Graig Road (formerly 128 Trewyddfa Road) aforesaid and their tenants and all persons authorised by them the right at all times to pass and repass over the pathway immediately in the rear of the dwellinghouse hereby assured for the purpose of passing and repassing over and along the said passageway and up and down the steps leading to the said gardens as aforesaid TO HOLD the same (except and reserved as aforesaid) unto the purchasers for the residue of the said term of ninety-nine years granted by the lease subject to the yearly rent of One pound seventeen and six pence being an apportioned part of the entire yearly rent of seven pounds ten shillings reserved by the lease and to the covenants and conditions therein contained and on the part of the lessees to be observed and performed so far only as the same relate to the premises hereby assigned and subject also to and with the benefit of the covenants and charges contained in the before mentioned Deed of Partition so far only as the same relate to the premises as last aforesaid

3. The Purchasers hereby jointly and severally covenant with the Vendor that in the event of the service drainpipes which serve the said 4 dwellinghouses having at any time or times to be opened up for any repairs they the purchasers will at such time or times contribute towards the cost of such repairs one fourth part or share thereof.

4. The purchasers hereby declare as follows:-

(a) The Purchasers shall hold the said property upon trust to sell the same with power to postpone the sale thereof and shall hold the net proceeds of sale and other money applicable as capital and the net rents and profits thereof until sale upon trust, for,

themselves as joint tenants.

(b) Until the expiration of 21 years from the death of the survivor of the purchasers the trustees for the time being of this deed shall have power to Mortgage, charge lease or otherwise dispose of all or any part of the said property with all the power in that behalf of an absolute owner.

5. It is hereby certified that the transaction hereby effected does not form part of a larger ,transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds three thousand five hundred pounds.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first before written.

SIGNED SEALED AND DELIVERED by the said )
ROBERT JOHN EVANS in the presence of:- )

[redacted]

SIGNED SEALED AND DELIVERED by the said )
RAYMOND GEORGE BEVAN in the presence of:- )

[redacted]

**Epitome of Title**

**Relating to the freehold property 127 Graig Road Swansea SA6 8PQ**

| Number | Date | Description of document | Parties | Original or copy | Will original be handed over on completion? |
|---|---|---|---|---|---|
| 1. | 31/07/1972 | Conveyance<br>(Root of Title) | The Most Honourable George Francis Hugh Marquess of Cambridge and Sir Peter Walter Farquhar and Gerald Arthur Whately and Arthur Hugh Harford (1) and Raymond George Bevan and [redacted] (2) | Copy | Yes |
| 2. | 02/12/2010 | Death Certificate | Raymond George Bevan | Copy | No |
| 5. | 19/12/2023 | Lasting Power of Attorney | [redacted] | Copy | No |
| 6. | 02/11/2026 | Land Charges | | | |
| 7. | | SIM | | Copy | |
| | | | | | |
| **Information Only** | | | | | |
| | 1959 | Abstract of Title | | Copy | Yes |
| | 05/03/1959 | Assignment | | Copy | Yes |

The electronic certificate of the result of search follows this message.

Please note that this is the only certificate of the result of search we will issue. We will not issue a paper certificate of the result of search.

This certificate has no statutory effect with regard to registered land. Sections 28 to 31 inclusive and 87 Land Registration Act 2002 and s.14 Land Charges Act 1972.

You should ensure that the particulars of search in the certificate e.g. names, counties etc. are the exact particulars of the required search. S.10(6) Land Charges Act 1972.

If this certificate relates to a search applied for in form K16 (Application for an Official Search (Bankruptcy Only)) the word 'BANKRUPTCY' is printed against 'COUNTY OR COUNTIES'.

The 'CERTIFICATE DATE' is the date of the certificate for the purposes of s.11 Land Charges Act 1972. The 'PROTECTION ENDS ON' date is the latest date for the expiry of the period of protection conferred by s.11 Land Charges Act 1972.

Please quote the 'CERTIFICATE NUMBER' and the 'CERTIFICATE DATE' in any enquiries regarding this certificate.

Symbols included with name(s) e.g. (*) (+) are used for internal purposes only.

# LAND CHARGES ACT, 1972.

CERTIFICATE OF THE RESULT OF SEARCH

Form **K17**

| CERTIFICATE No. | CERTIFICATE DATE | PROTECTION ENDS ON |
|---|---|---|
| 04737307D | 02 NOV 2026 | 23 NOV 2026 |

It is hereby certified that an official search in respect of the undermentioned particulars has been made in the index to the registers which are kept pursuant to the Land Charges Act 1972. The result of the search is that there are **NO SUBSISTING ENTRIES.**

PARTICULARS SEARCHED

COUNTY OR COUNTIES: GLAMORGAN,SIR ABERTAWE,SWANSEA,WEST GLAMORGAN.

| NAME(S) | PERIOD | Fees £ |
|---|---|---|
| RAYMOND GEORGE*BEVAN* | 1959-2026 | |
| [redacted] | 1959-2026 | |
| - - - - - - - - - - - - | 2023-2026 | |

| APPLICANT'S REFERENCE | KEY NUMBER | AMOUNT DEBITED | £ 18.00 |
|---|---|---|---|
| 305572 | 9683428 | | |

Howells Legal Limited
FITZALAN HOUSE
FITZALAN COURT FITZALAN ROAD
CARDIFF
CF24 0EL

Please address any enquiries to:-

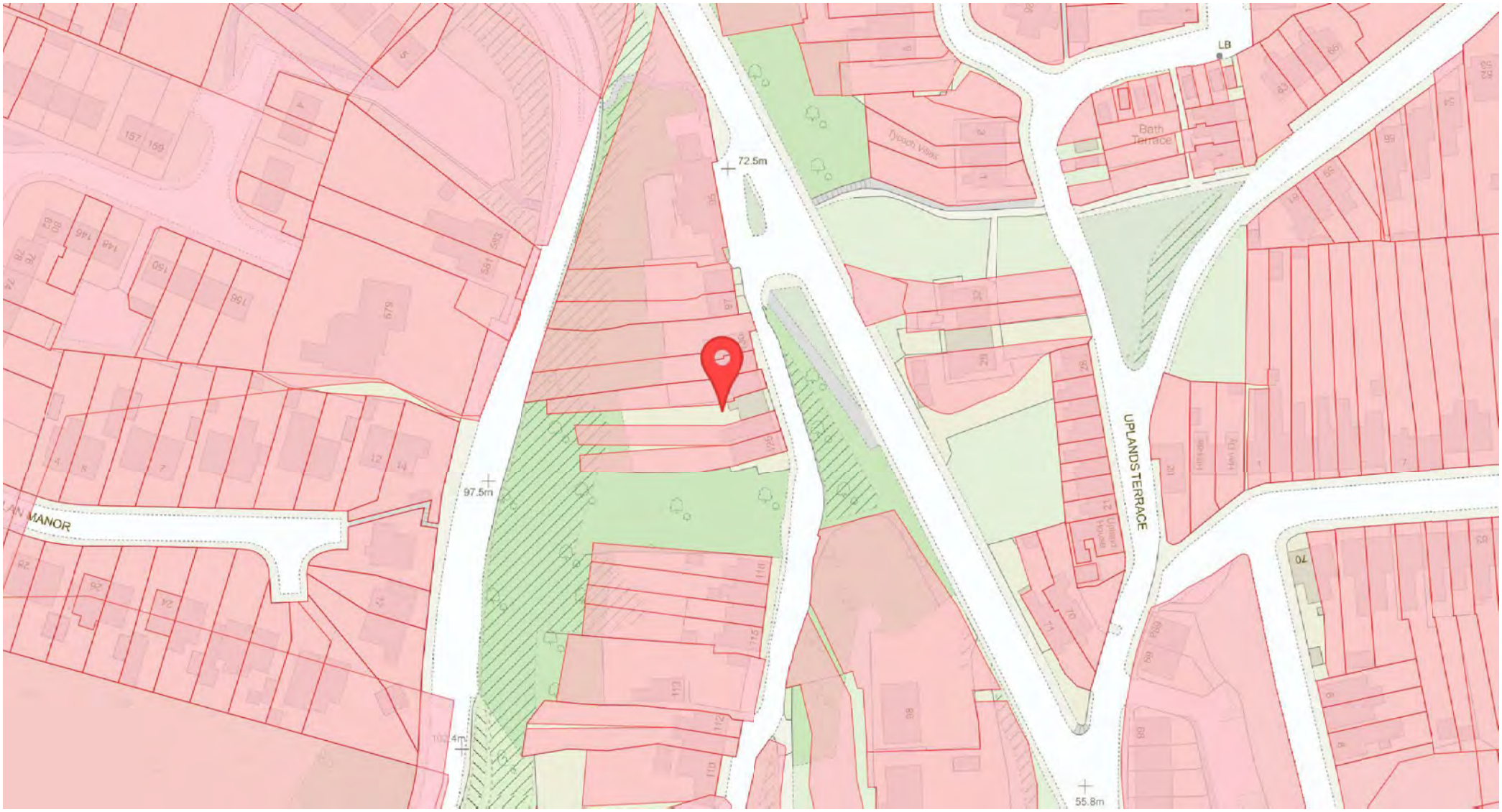
HM Land Registry
Land Charges Department
PO Box 292, Plymouth, PL5 9BY
DX No. 8249 Plymouth 3
TEL : (0300) 006 6616
FAX : (0300) 006 6699

IMPORTANT **PLEASE READ THE NOTES IN THE LEAD PAGE.**

HM Land Registry

# MapSearch Snapshot






0 20 40 60m

Map scale 1:1250

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Data last updated 10:00pm 10 NOVEMBER 2026

RWBP 152520

**CERTIFIED COPY OF AN ENTRY**
**Pursuant to the Births and**

**COPI DILYS O GOFNOD**
**Deaths Registration Act 1953**

# DEATH - MARWOLAETH

Entry No [redacted]
Cofnod [redacted]

**Registration district** Swansea
**Dosbarth cofrestru** Abertawe

**Administrative area**
City and County of Swansea

**Sub-district** Swansea
**Is-ddosbarth** Abertawe

**Rhanbarth gweinyddol**
Dinas a Sir Abertawe

1. **Date and place of death**
Second December 2010
Morriston Hospital, Morriston, Swansea
**Dyddiad a lle y bu farw**

2. **Name and surname**
**Enw a chyfenw**
Raymond George BEVAN

3. **Sex**
Male
**Rhyw**

4. **Maiden surname of woman who has married**
**Cyfenw morwynol y wraig sydd wedi priodi**

5. **Date and place of birth**
Twenty-fifth February 1930
Swansea
**Dyddiad a lle y ganwyd**

6. **Occupation and usual address**
Area Transport Manager ( Dairy) (retired)
Husband of Dorothy BEVAN Accounts Clerk ( Wholesale Fruiterer/ Transport) (retired)
127 Graig Road, Morriston, Swansea
**Gwaith a chyfeiriad arferol**

We hereby certify this to be a true copy of the original

7.(a) **Name and surname of informant**
[redacted]

(b) **Qualification**
Widow of deceased
**Cymhwyster**

Howells Solicitors
Fitzalan House, Fitzalan Court
Fitzalan Road
Cardiff CF24 0EL
9 November 2026

(c) **Usual address**
127 Graig Road, Morriston, Swansea
**Cyfeiriad arferol**

8. **I certify that the particulars given by me above are true to the best of my knowledge and belief**
**Tystiaf fod y manylion a roddwyd gennyf uchod yn gywir hyd y gwn ac y credaf i**
[redacted]

**Signature of informant**
**Llofnod yr hysbysydd**

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GOFAL: MAE YNA DROSEDDAU YN YMWNEUD À FFUGIO NEU ADDASU TYSTYSGRIF NEU DDEFNYDDIO TYSTYSGRIF FFUG NEU WRTH FOD AG UN YN EICH MEDDIANT. © HAWLFRAINT Y GORON

System No. 504155296

**WARNING: A CERTIFICATE IS NOT EVIDENCE OF IDENTITY.**
**RHYBUDD: NID YW TYSTYSGRIF YN PROFI PWY YDYCH CHI.**

9. **Cause of death**
**Achos marwolaeth**

[redacted]

Certified by D [redacted] BM

| 10. **Date of registration**<br>Third December 2010<br>**Dyddiad cofrestru** | 11. **Signature of registrar**<br>**Llofnod y cofrestrydd**<br>[redacted]<br>Deputy Registrar |
|---|---|

Certified to be a true copy of an entry in a register in my custody.
Tystiolaethwyd ei fod yn gopi cywir o gofnod mewn cofrestr a gedwir gennyf i.

[redacted] deputy

*Superintendent Registrar
*~~Cofrestr~~ydd Arolygol
*Registrar
*Cofrestrydd

Date 03/12/10
Dyddiad

*Strike out whichever does not apply
*Dylid dileu fel y bo'r achos

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**WARNING: A CERTIFICATE IS NOT EVIDENCE OF IDENTITY.**
**RHYBUDD: NID YW TYSTYSGRIF YN PROFI PWY YDYCH CHI.**

The Law Society

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

## 1. Property and seller details

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

**Address of the property**

127, CRAIG ROAD
MORRISTON
SWANSEA

Postcode: S A 6 8 P Q

UPRN (if known):

**Full name(s) of the seller(s)**

[redacted]

**What is your role in the sale?**

- [ ] Seller(s)
- [x] Executor(s)/Administrator(s)
- [ ] Attorney(s)
- [ ] Trustee(s)

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

Date: 14/03/2024

**Details of the seller if a company**

Company number:

Director/authorised person: N/A

Country of incorporation:

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**Seller's solicitor**

Name of solicitor's firm
Howells Legal

Address:
Fitzalan House, Fitzalan Court Fitzalan Road
Cardiff

CF24 0EL

Postcode: C F 2 4 0 E L

Contact name [redacted]

Email:

Reference nu

## Instructions for sellers

The answers in the TA6 form must be prepared by:

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

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

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

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

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

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

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

**Important things to remember:**

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

### Documents you may need to complete the TA6 form

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

### Other transaction (TA) forms you may need to complete

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

The TA7 form has additional questions for leasehold properties.

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

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

## Information for buyers

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

This could be information received in writing or in conversation.

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

**Buyers should also:**

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

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

### Important things to remember

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

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## Definitions

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

**'Completion'** means the stage where:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

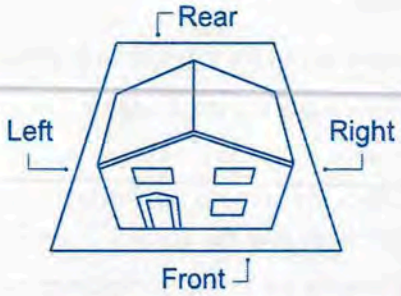
**'Title deeds'** means the legal documents that prove ownership of land and property. Most title deeds are held electronically by HM Land Registry.

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

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

## 2. Boundaries

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




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

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

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

Plan attached To follow

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

Yes ✓ No

If yes, please give details:

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

✓ Yes No Not known

If yes, please give details:

Shared walkway from the front of property to the rear access.

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

Yes ✓ No

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

Attached To follow

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## 3. Disputes

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

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

Yes ☐ No ✓

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

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

Yes ☐ No ✓

If yes, please give details:

## 4. Notices

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

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

Yes ☐ No ✓

If yes, please give details:

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

Yes ☐ No ✓

If yes, please give details:

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

Yes ☐ No ✓

If yes, please give details:

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## 5. Alterations

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

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

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

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

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

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

(b) has all this work been completed?

Yes No

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

N/A

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

Attached To follow Not available

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

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

Yes No

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

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

☐ Yes ☑ No

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

☐ Attached ☐ To follow

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

☐ Yes ☑ No

If yes, please give details:

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

☐ Yes ☑ No

If yes, please give details:

**Solar power systems**

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

☐ Yes ☑ No

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

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

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

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

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

☐ Attached ☐ To follow

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

☐ Attached ☐ To follow

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

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

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

Yes No

If yes:

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

Yes No

**If no, continue to question 5.6(h)**

(ii) supply a copy of the agreement.

Attached To follow

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

Attached To follow

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

Attached To follow

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

Attached To follow Not available

**Listed buildings**

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

Yes ✓ No Not known

**Conservation area**

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

Yes ✓ No Not known

**Tree preservation orders**

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

Yes ✓ No Not known

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

Yes No Not known

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

Attached To follow

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## 6. Guarantees and warranties

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

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

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

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

Yes ✓ No

If yes, please give details:

N/A

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

Yes ✓ No

If yes, please give details:

N/A

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## 7. Insurance

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

**7.1** Do you insure the property?

✓ Yes No

If no, who insures the property?

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

Yes ✓ No

If yes, please give details:

**7.3** Have you made any buildings insurance claims?

Yes ✓ No

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

## 8. Environmental matters

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

**Flooding**

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

If yes, what type of flooding took place?

| | | |
|---|---|---|
| Ground water | Yes | No |
| Sewer flooding | Yes | No |
| Surface water | Yes | No |
| Coastal flooding | Yes | No |
| River flooding | Yes | No |
| Other | Yes | No |

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

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

☐ Yes ☐ No ☐ Not known

If yes, please give details:

**Radon**

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

☐ Yes ☑ No ☐ Not known

If yes:

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

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

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

☐ Yes ☐ No ☐ Not known

**Green Deal**

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

☐ Yes ☑ No

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

☐ Attached ☐ To follow

**Japanese knotweed**

**8.6** Is the property affected by Japanese knotweed?

☐ Yes ☐ No ☑ Not known

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

☐ Yes ☐ No ☐ Not known

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

☐ Attached ☐ To follow

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

☐ Yes ☐ No ☑ Not known

If yes, provide a copy of the survey.

☐ Attached ☐ To follow

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## 9. Rights and informal arrangements

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

### Rights and arrangements benefiting the property

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

Yes ✓ No

If yes, please give details:

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

Yes No Not applicable

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

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

Yes No Not known

If yes, please give details:

### Rights and arrangements benefiting other properties

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

Yes No

If yes, please give details:

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

Yes No Not applicable

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

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

Yes No Not known

If yes, please give details:

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**Facilities crossing the property or any other property**

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

☐ Yes ☐ No ☑ Not known

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

☐ Yes ☐ No ☑ Not known

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

☐ Yes ☐ No ☑ Not known

If yes, supply a copy or give details:

☐ Attached ☐ To follow

## 10. Parking

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

**10.1** What are the parking arrangements at the property?

No parking arrangments.

**10.2** Is a permit required for on-road parking?

☐ Yes ☑ No

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

☐ Yes ☑ No

If yes:

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

☐ Attached ☐ To follow

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

☐ Yes ☐ No

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

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## 11. Services

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

### Electrical systems

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

Yes ✓ No

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

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

Yes No

If yes, please supply a copy.

Attached To follow

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

Yes No

If yes, please supply a copy.

Attached To follow

### Heating systems

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

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

If other, please give details:

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

Date: ✓ Not known

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

Date: ✓ Not known

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

Y Yes (N) No Not known

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

Attached To follow None

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

Attached To follow None

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(f) Is the boiler and heating system working?

☐ Yes ☐ No ✓ Not known

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

Year: ✓ Not known

Please supply a copy of any service report.

☐ Attached ☐ To follow

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

☐ Attached ☐ To follow

**Drains and sewers**

**11.5** Is the property connected to mains:

(a) foul water drainage?

✓ Yes ✓ No ☐ Not known

(b) surface water drainage?

✓ Yes ☐ No ☐ Not known

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

(a) a septic tank?

☐ Yes ✓ No

(b) a sewage treatment plant?

☐ Yes ✓ No

(c) a cesspool?

☐ Yes ✓ No

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

**11.7** If yes:

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

Month/Year: ☐ Not known

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

Month/Year:

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

Month/Year:

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

Month/Year:

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

Month/Year:

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

Ground Surface water

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

Yes No

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

Yes No

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

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

Yes No

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

Attached To follow

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

Attached To follow Not applicable

## 12. Connection to services

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

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

**Mains electricity** ✓ Yes No

Provider's name: OVO

Location of meter: ENTRANCE DOOR

MPAN number: ?

**Mains gas** ✓ Yes No

Provider's name: BRITISH GAS.

Location of meter:

MPRN number:

**Mains water** ✓ Yes No

Provider's name: WELSH WATER

Location of stopcock: OUTSIDE FRONT OF HOUSE

Location of meter (if any):

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**Mains sewerage** ✓ Yes No

Provider's name: WELSH WATER

**Small sewage treatment plant** Yes ✓ No

Provider's name:

Make/model:

Service provider's name:

**Shared ground / air source heat pumps** Yes ✓ No

Provider's name:

Make/model:

Service provider's name:

**Telephone** Yes ✓ No

Provider's name:

**Broadband** Yes ✓ No

Provider's name:

If there are any other services, please give details:

## 13. Transaction information

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

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

Yes ✓ No

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

Yes ✓ No

If yes, please give details:

**Occupiers**

**13.3** Do you live at the property?

Yes ✓ No

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

Yes ✓ No

If yes:

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

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

Yes No

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

✓ Yes No

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

✓ Yes No

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

Attached To follow

## 14. Completion

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

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

Yes No ✓ No mortgage

**14.2** Will you ensure that before or on completion:

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

✓ Yes No

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

(Y) Yes N No

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

(Y) Yes N No

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

✓ Yes No

## 15. Additional information about your answers

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

| | |
|---|---|
| Attached | To follow |
| ✓ Not applicable | Not available |

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

Consents attached:

Consents to follow:

(b) List any consents that are not available:

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

Attached To follow Not applicable

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

Signed: [redacted]

Dated: 13/10/26

Signed:

Dated:

Signed:

Dated:

Signed:

Dated:

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# Law Society Fittings and Contents Form

**(3rd edition)**

**Address of the property**

127 Graig Road
morriston
swansea

**Postcode** sa6 8pq

**Full names of the seller**

[redacted]

**Seller's solicitor**

Name of solicitor's firm

Howells Solicitors

Address

fitzalan house
fitzalan court
fitzalan road
cardfiff
cf24 oel

Email

[redacted]

Reference number


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## About this form

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

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

## Definitions

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

## Instructions to the seller and the buyer

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

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

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

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

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

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

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


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## 1 Basic fittings

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


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## 1 Basic fittings

| Item | Included | Excluded | None | Price | Comments |
|---|---|---|---|---|---|
| External door fittings | ☐ | ☐ | ☐ | | |
| | | | | | |
| Doorbell / chime | ☑ | ☐ | ☐ | | |
| | | | | | |
| Electric sockets | ☑ | ☐ | ☐ | | |
| | | | | | |
| Burglar alarm | ☐ | ☐ | ☑ | | |
| | | | | | |
| ***Other items (please specify)*** | | | | | |
| | ☐ | ☐ | ☐ | | |
| | | | | | |
| | ☐ | ☐ | ☐ | | |
| | | | | | |
| | ☐ | ☐ | ☐ | | |
| | | | | | |
| | ☐ | ☐ | ☐ | | |
| | | | | | |


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## 2 Kitchen

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

| Item | Fitted | Free-standing | Included | Excluded | None | Price | Comments |
|---|---|---|---|---|---|---|---|
| Hob | ☐ | ☐ | ☐ | ☐ | ☑ | | |
| Extractor hood | ☐ | ☐ | ☐ | ☐ | ☑ | | |
| Oven / grill | ☐ | ☐ | ☐ | ☐ | ☑ | | |
| Cooker | ☐ | ☐ | ☐ | ☐ | ☑ | | |
| Microwave | ☐ | ☐ | ☐ | ☐ | ☑ | | |
| Refrigerator / fridge-freezer | ☐ | ☐ | ☐ | ☐ | ☑ | | |
| Freezer | ☐ | ☐ | ☐ | ☐ | ☑ | | |
| Dishwasher | ☐ | ☐ | ☐ | ☐ | ☑ | | |
| Tumble-dryer | ☐ | ☐ | ☐ | ☐ | ☑ | | |
| Washing machine | ☐ | ☐ | ☐ | ☐ | ☑ | | |


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## 2 Kitchen

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

| Item | Fitted | Free-standing | Included | Excluded | None | Price | Comments |
|---|---|---|---|---|---|---|---|
| ***Other items (please specify)*** | | | | | | | |
| | ☐ | ☐ | ☐ | ☐ | ☐ | | |
| | | | | | | | |
| | ☐ | ☐ | ☐ | ☐ | ☐ | | |
| | | | | | | | |
| | ☐ | ☐ | ☐ | ☐ | ☐ | | |
| | | | | | | | |
| | ☐ | ☐ | ☐ | ☐ | ☐ | | |
| | | | | | | | |

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## 3 Bathroom

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


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## 4 Carpets

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


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## 5 Curtain Rails / Poles / Pelmets

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


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## 5 Curtains / Blinds

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


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## 6 Light Fittings

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


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## 7 Fitted Units

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


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## 8 Outdoor Area

| Item | Included | Excluded | None | Price | Comments |
|---|---|---|---|---|---|
| Garden furniture | ☐ | ☐ | ☑ | | |
| Garden ornaments | ☑ | ☐ | ☐ | | |
| Trees, plants, shrubs | ☑ | ☐ | ☐ | | |
| Barbecue | ☐ | ☐ | ☑ | | |
| Dustbins | ☑ | ☐ | ☐ | | |
| Garden shed | ☑ | ☐ | ☐ | | |
| Greenhouse | ☐ | ☐ | ☑ | | |
| Outdoor heater | ☐ | ☐ | ☑ | | |
| Outside lights | ☐ | ☐ | ☑ | | |
| Water butt | ☐ | ☐ | ☑ | | |
| Clothes line | ☐ | ☐ | ☑ | | |


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## 8 Outdoor Area

| Item | Included | Excluded | None | Price | Comments |
|---|---|---|---|---|---|
| Rotary line | ☐ | ☐ | ☑ | | |
| | | | | | |
| ***Other rooms (please specify)*** | | | | | |
| | ☐ | ☐ | ☐ | | |
| | | | | | |
| | ☐ | ☐ | ☐ | | |
| | | | | | |
| | ☐ | ☐ | ☐ | | |
| | | | | | |
| | ☐ | ☐ | ☐ | | |
| | | | | | |


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## 9 Television & Telephone

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

## 10 Stock of Fuel

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

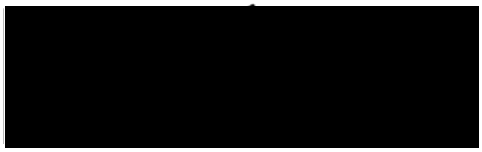

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## 9 Television & Telephone

| Item | Included | Excluded | None | Price | Comments |
|---|---|---|---|---|---|
| | ☐ | ☐ | ☐ | | |
| | | | | | |
| | ☐ | ☐ | ☐ | | |
| | | | | | |
| | ☐ | ☐ | ☐ | | |
| | | | | | |
| | ☐ | ☐ | ☐ | | |
| | | | | | |
| | ☐ | ☐ | ☐ | | |
| | | | | | |


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| 12 | Signature |
|---|---|

Signature 1  Dated: 13/10/2026

Signature 2 Dated: 13/10/2026

Signature 3 Dated: 13/10/2026

Signature 4 Dated: 13/10/2026

Each seller should sign this form.

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Dŵr Cymru
Welsh Water

[redacted]

**NEW LEGAL REQUIREMENT**

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

# Drainage and Water Enquiry

| | |
|---|---|
| The information contained within this report refers to the Existing property at: | **127, GRAIG RD**<br>**SWANSEA,**<br>**SA68PQ** |
| Search report produced by: | Dŵr Cymru Welsh Water<br>P.O. Box 3146<br>Linea<br>Fortran Road<br>Cardiff<br>CF30 0EH<br>Telephone No. – 0800 917 2652<br><br>www.dwrcymru.com<br>enquiries@dwrcymru.com<br><br>Water supply - Call 0800 052 0130<br>Sewerage services - Call 0800 085 3968 |
| Our reference: | **2026/11/748658/799662** |
| Your reference: | **RS_40077** |

The following records were referenced in compiling this search report

Customer Account System
Asset Information System
Water Quality Database

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

Search report produced on: 05/11/2026

**Q 1** **Interpretation of Drainage and Water Enquiry**

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

Informative Not Applicable.

**Q 2** **Enquiries and Responses**

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

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

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

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

Informative Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
The company is not responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
Sewers indicated on the extract of the public sewer map as being subject to an agreement under section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer, if any.
Assets other than public sewers may be shown on the copy extract, for information only.
The presence of a public sewer located within the boundary of the property may restrict further development within it.
The sewerage undertaker has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the sewerage undertaker or its contractors needing to enter the property to carry out works.

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

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

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

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

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

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

their inspection, repair or renewal.
In some cases, sewerage undertakers' records do not distinguish between foul and surface water connections to the public sewerage system.
If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the sewerage undertaker.
If surface water does not drain to the public sewerage system the property may have private facilities in the form of a soakaway or private connection to a watercourse.

**Q 6** **Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?**

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

Informative This enquiry is of interest to purchasers of new homes who will want to know whether or not the property will be linked to a public sewer.
Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities.
Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act 1991.

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

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

Informative The boundary of the property has been determined by reference to the Ordnance Survey record.
The presence of a public sewer running within the boundary of the property may restrict further development. The company has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the company or its contractors needing to enter the property to carry out work.
Sewers indicated on the extract of the public sewer map as being subject to an agreement under section 104 of the Water Industry Act 1991 are not an ‘as constructed’ record. It is recommended that these details be checked with the developer, if any. Assets other than public sewers may be shown on the copy extract, for information only.

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

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

Informative The presence of a public sewer within 30.48 metres (100 feet) of the building(s) within the property can result in the local authority requiring a property to be connected to the public sewer.
The measure is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.
Sewers indicated on the extract of the public sewer map as being subject to an agreement under section 104 of the Water Industry Act 1991 are not an ‘as constructed’ record. It is recommended that these details are checked with the developer.
Assets other than public sewers may be shown on the copy extract, for information only.
If the public sewer map indicates that there is a public sewer or lateral drain located within the development site, dependant on the actual plot layout(s), these sewers may be within 30.48 metres (100 feet) of a proposed building. It is recommended that investigations are made into the

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

**Q 9** **Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?**

Response ***There are no records in relation to any approval or consultation about plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. However, the sewerage undertaker might not be aware of a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain.***

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

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

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

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

**Q 11** **Is any water main or service pipe serving or which is proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?**

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

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

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

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

Informative Not applicable.

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

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

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

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

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

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

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

Response ***The charges are based on the rateable value of the property of £61 and the charge for the current financial year is £751.29.***

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

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

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

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

**Q 17 Is a surface water drainage charge payable?**

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

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

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

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

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

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

**Q 19** **Who bills the property for sewerage services?**

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

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

**Q 20** **Who bills the property for water services?**

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

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

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

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

Informative A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
"Internal flooding" from public sewers is defined as flooding which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
"At Risk" properties are those that the water company is required to include in the Regulatory Register that is reported annually to the Director General of Water Services. These are defined as properties that have suffered or are likely to suffer internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company's reporting procedure.
Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the at Risk register.
Properties may be at risk of flooding but not included on the Register where flooding incidents

have not been reported to the Company.
Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
The Purchaser should also make enquiries with the seller.
Where the enquiry relates to a plot of land or development site, the sewerage undertaker is not obliged to hold records of flooding.

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

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

Informative The boundary of the property has been determined by reference to the Ordnance Survey record.
"Low water pressure" means water pressure below the regulatory reference level which is the minimum pressure when demand on the system is not abnormal.
Water undertakers are required to include in the Regulatory Register that is reported annually to the Director General of Water Services, properties receiving pressure below the reference level, provided that allowable exclusions do not apply (i.e. events which can cause pressure to temporarily fall below the reference level).
The reference level of service is a flow of 9 litres/minute at a pressure of 10 metres head on the customer's side of the main stop tap. The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customers side of the main stop tap. The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served. For two properties, a flow of 18 litres/minute at a pressure of 10 metres head on the customer's side of the main stop tap is appropriate.
For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS6700 or Institute of Plumbing handbook.
Allowable exclusions:
The water undertaker is required to include in the Regulatory Register properties receiving pressure below the reference level, provided that allowable exclusions listed below do not apply.
Abnormal demand:
This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand which are normally expected. Water undertakers should exclude from the reported DG2 figures properties which are affected by low pressure only on those days with the highest peak demands. During the report year water undertakers may exclude, for each property, up to five days of low pressure caused by peak demand.
Planned maintenance:
Water undertakers should not report under DG2 low pressures caused by planned maintenance. It is not intended that companies identify the number of properties affected in each instance. However, water undertakers must maintain sufficiently accurate records to verify that low pressure incidents that are excluded from DG2 because of planned maintenance are actually caused by maintenance.
One-off incidents:
This exclusion covers a number of causes of low pressure; mains bursts; failures of company equipment (such as PRVs or booster pumps); firefighting; and action by a third party. However, if problems of this type affect a property frequently, they cannot be classed as one-off events and further investigation will be required before they can be excluded.
Low pressure incidents of short duration:
Properties affected by low pressures which only occur for a short period, and for which there is evidence that incidents of a longer duration would not occur during the course of the year, may be excluded from the reported DG2 figures.
The buyer should also make enquiries with the seller.

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

Response ***The analysis confirmed that all tests met the standards prescribed by the 2000 Regulations or the 2001 Regulations.***

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

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

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

If you have specific concerns regarding an individual property relating to water quality (e.g. Lead) then we would suggest you instruct your surveyor accordingly.
Some standards relate to the appearance of the water rather than to health. Where a standard has been set for health reasons, this is normally based on a lifetime exposure and there is a wide margin of safety. It should also be noted that most failures are of short duration and are satisfactory on resample.
All exceedences of the regulatory standard are reported to the Drinking Water Inspectorate along with details of any remedial work undertaken.

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

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

Informative Authorised departures are not permitted if the extent of the departure from the standard is likely to constitute a potential danger to human health.
Please contact your water undertaker if you require further information.

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

Response ***The nearest sewage treatment works is 4284.4 m to the SE of the property. The name of the nearest sewage treatment works is RHYD Y PANDY .***

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

## Appendix 1 - General Interpretation

1. In this Schedule-

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

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

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

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

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

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

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

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

"disposal main" means (subject to section 219(2) of the 1991 Act) any outfall pipe or other pipe which—
(a) is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a sewerage undertaker or of any other person; and
(b) is not a public sewer;

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

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

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

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

"licensed water supplier" means a company which is the holder for the time being of a water supply licence under section 17A(1) of the 1991 Act(**f**);

"maintenance period" means the period so specified in an adoption agreement as a period of time—
(a) from the date of issue of a certificate by a sewerage undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker's satisfaction; and
(b) until the date that private sewer or lateral drain is vested in the sewerage undertaker;

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

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

"public sewer" means, subject to section 106(1A) of the 1991 Act(**h**), a sewer for the time being vested in a sewerage undertaker in its capacity as such, whether vested in that undertaker—
(a) by virtue of a scheme under Schedule 2 to the Water Act 1989(**i**);
(b) by virtue of a scheme under Schedule 2 to the 1991 Act(**j**);
(c) under section 179 of the 1991 Act(**k**); or
(d) otherwise;

"public sewer map" means the map made available under section 199(5) of the 1991 Act(**l**);

"resource main" means (subject to section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of—
(a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or
(b) giving or taking a supply of water in bulk;

"sewerage services" includes the collection and disposal of foul and surface water and any other services which are required to be provided by a sewerage undertaker for the purpose of carrying out its functions;

"sewerage undertaker" means the company appointed to be the sewerage undertaker under section 6(1) of the 1991 Act for the area in which the property is or will be situated;

"surface water" includes water from roofs and other impermeable surfaces within the curtilage of the property;

"water main" means (subject to section 219(2) of the 1991 Act) any pipe, not being a pipe for the time being vested in a person other than the water undertaker, which is used or to be used by a water undertaker or licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the undertaker or supplier, as distinct from for the purpose of providing a supply to particular customers;

"water meter" means any apparatus for measuring or showing the volume of water supplied to, or of effluent discharged from any premises;

"water supplier" means the company supplying water in the water supply zone, whether a water undertaker or licensed water supplier;

"water supply zones" in relation to a calendar year means the names and areas designated by a water undertaker within its area of supply that are to be its water supply zones for that year; and

"water undertaker" means the company appointed to be the water undertaker under section 6(1) of the 1991 Act for the area in which the property is or will be situated.

2. In this Schedule, references to a pipe, including references to a main, a drain or a sewer, shall include references to a tunnel or conduit which serves or is to serve as the pipe in question and to any accessories for the pipe.

Note:
(**a**) 1991 c. 56
(**b**) S.I. 2000/3184. These Regulations apply in relation to England.
(**c**) S.I. 2001/3911. These Regulations apply in relation to Wales.
(**d**) Section 51A is inserted by section 92(2) of the Water Act 2003 (c.37). Section 104(1) is amended by section 96(4) of that Act.
(**e**) To which there are various amendments made to sections 102 and 104 by section 96 of the Water Act 2003.
(**f**) Inserted by section 56 of and Schedule 4 to the Water Act 2003.
(**g**) Subsection (1A) is inserted by section 92(5) of the Water Act 2003.
(**h**) Section 106(1A) is inserted by section 99 of the Water Act 2003.
(**i**) 1989 c.15.
(**j**) To which there are various amendments made by section 101(1) of and Schedule 8 to the Water Act 2003.
(**k**) To which there are various amendments made by section 101(1) of and Schedule 8 to the Water Act 2003.
(**l**) Section 199 is amended by section 97(1) and (8) of the Water Act 2003.

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

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

**Definitions**

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

**Agreement**

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

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

**The Report**

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

2.1 The information contained in the Report can change on a regular basis so The Company cannot be responsible to the Customer, the Client and Purchaser for any change in the information contained in the Report after the date on which the Report was first produced and sent to the Customer.

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

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

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

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

**Liability**

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

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

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

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

**Copyright and Confidentiality**

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

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

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

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

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

**Payment**

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

**General**

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

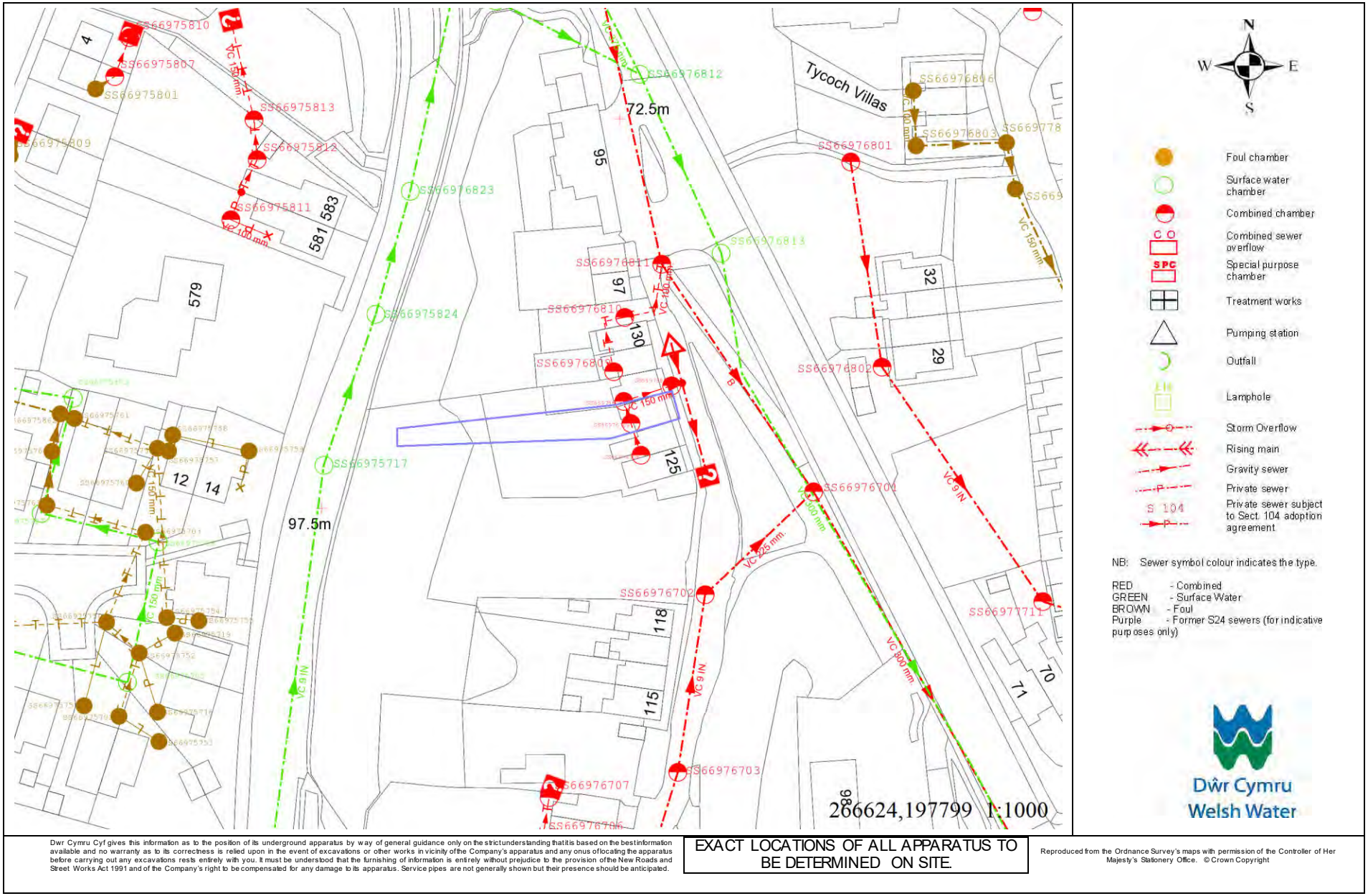
6.1 These terms shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.

6.2 Nothing in these terms and conditions shall in any way restrict the Customer, the Clients or the Purchasers statutory or any other rights of access to the information contained in the Report.

6.3 We may disclose personal data you provide about yourself, or your clients, to other companies within our group in accordance with Data Protection Act 1998 and other applicable laws. We will analyse and utilise any information we collect so that we are able to correctly administer, develop and improve our business and services.

6.4 The terms and conditions may be enforced by the Customer, the Client and Purchaser.

## Appendix 3 - Extract of the Public Sewer Map for the area surrounding the property/plot [05/11/2026]

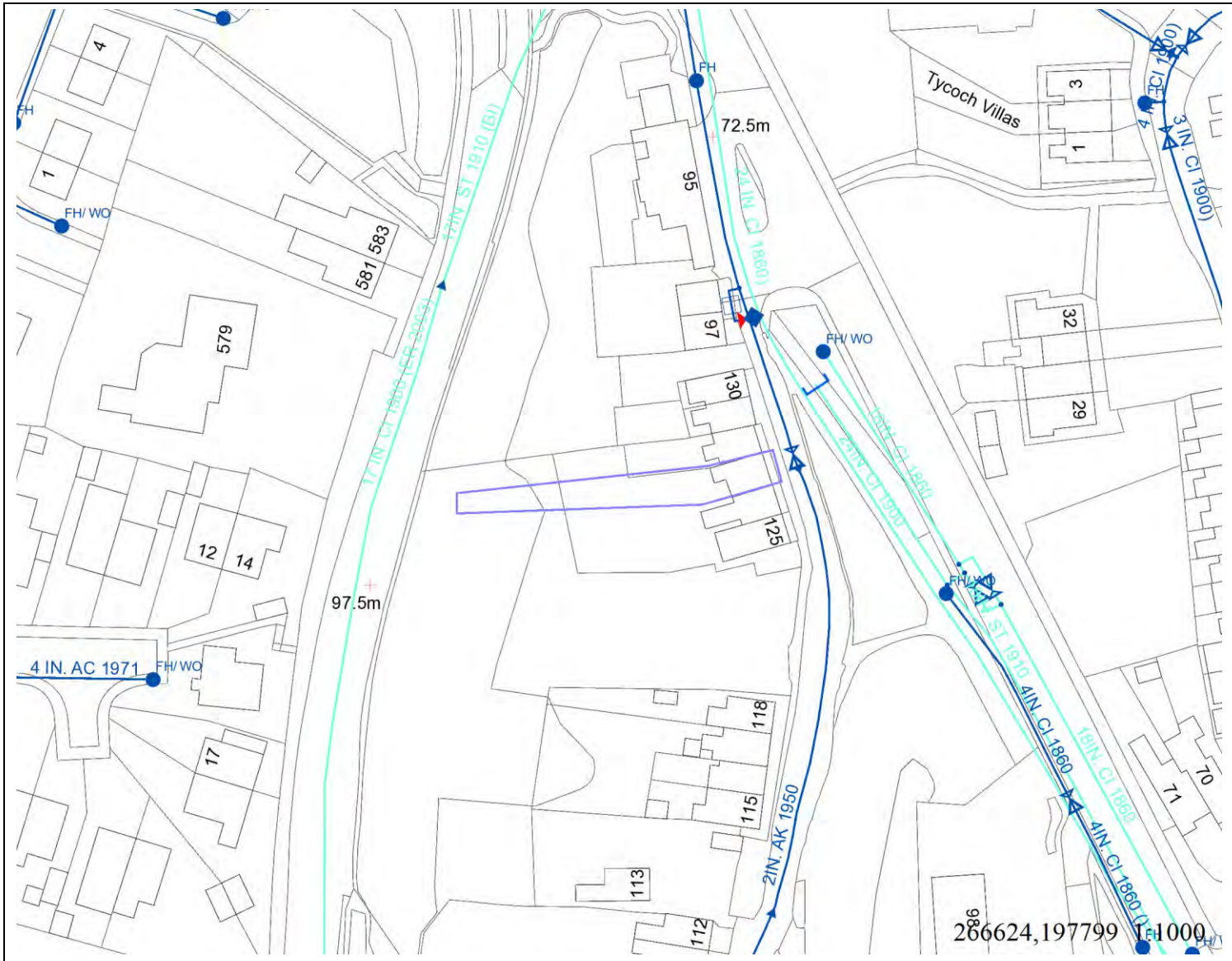



Dwr Cymru Cyf gives this information as to the position of its underground apparatus by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works in vicinity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

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

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## Appendix 4 - Extract of the Public Water Map for the area surrounding the property/plot [05/11/2026]




N
W E
S

- Sluice valve
- Pressure reducing valve
- Meter
- Bulk meter
- Hydrant
- Cap end
- Air valve
- Stop tap
- Water Treatment Works
- Water Pumping Station
- Existing main
- Non-operational main
- Raw Water

NB: Water main symbol colour indicates the type.

| | |
|---|---|
| LIGHT BLUE | - Trunk |
| DARK BLUE | - Distribution |
| YELLOW | - Raw Water |

Dŵr Cymru Welsh Water

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

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

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## Appendix 5 – Additional Information

Additional information not required

## Appendix 6 – Residential Drainage & Water Search Complaint Procedure

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

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

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

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

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

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

EnviroSearch Residential

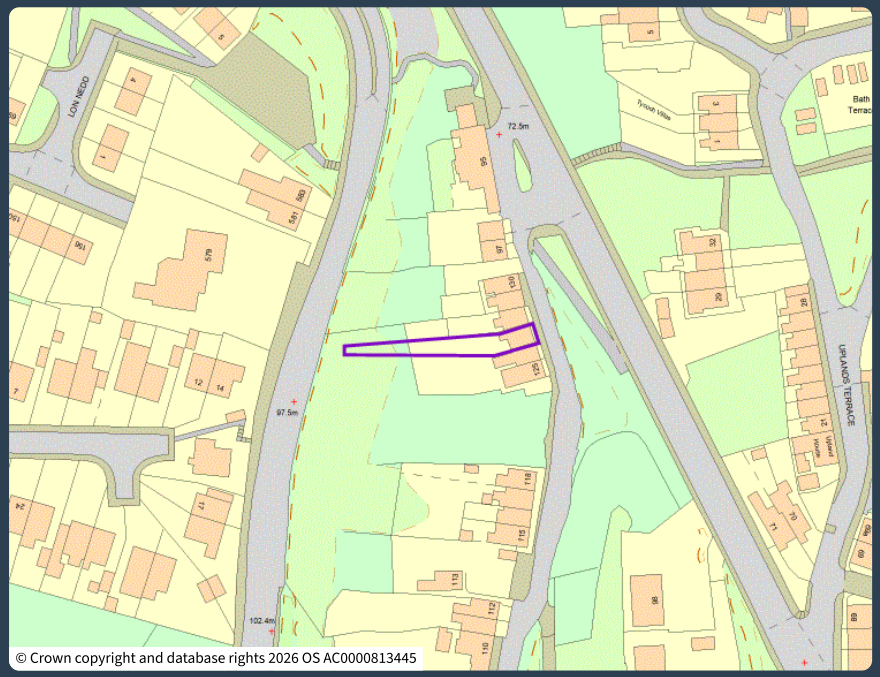
Landmark Information Group

RIGHTSEARCH.

Property address

# 127 GRAIG ROAD, MORRISTON, ABERTAWE, SA6 8PQ, Wales






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**Homebuyer advice**

This report is designed to help you understand environmental factors that might be relevant to your property. As this report includes a range of risk factors, we recommend reading each section to find out more and check our guidance. For more information, please see our FAQs: https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/

## Professional opinion


| | | |
|---|---|---|
| Contaminated Land | Page 2 | Passed |


## Full assessment


| | | |
|---|---|---|
| Flood | Page 3 | Passed |
| Climate change | Page 4 | Guidance |
| Ground stability | Page 7 | Identified |
| Radon | Page 8 | Identified |
| Energy & Infrastructure | Page 9 | Identified |
| Planning constraints | Page 10 | Not Identified |


## Alert assessment


| | | |
|---|---|---|
| Coal mining | Page 11 | Coal report required |
| Planning applications | Page 12 | Identified |




CiE

The Property Ombudsman

# Contaminated Land

PROFESSIONAL OPINION

Passed

Passed Certificate

**No liability identified**

The property is unlikely to be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

Approved by:

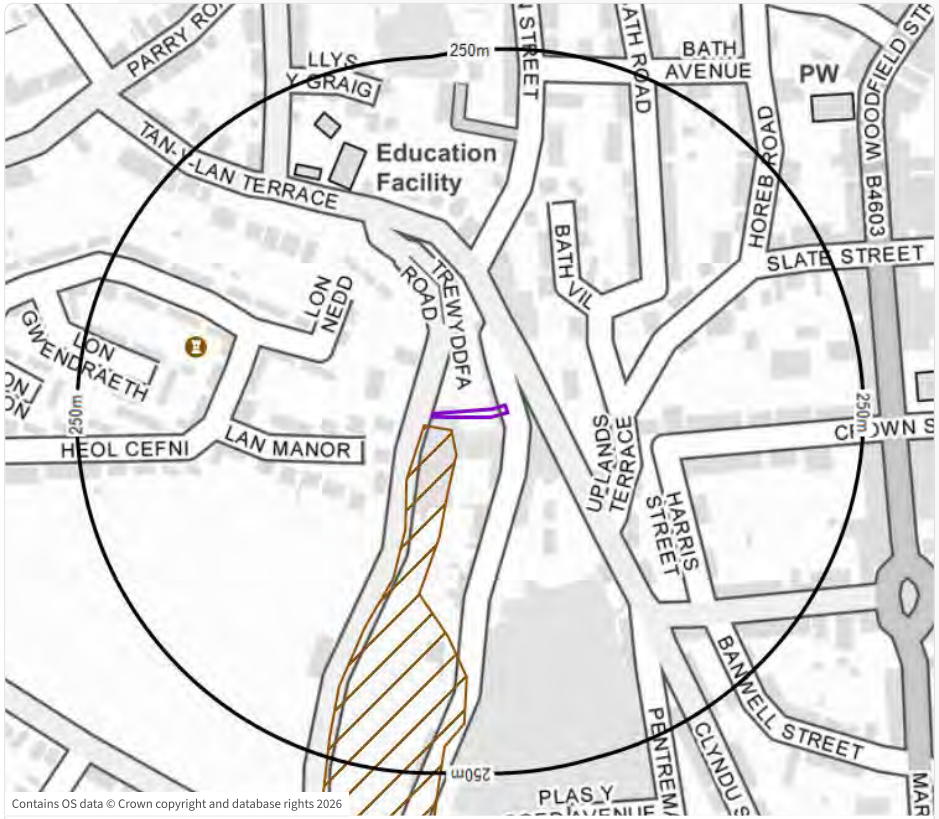
Argyll Environmental

## Landmark Contribution

By purchasing this report, the recipient may be eligible for remediation contribution of up to £150,000 if served with a Remediation Notice by the local authority. Such a notice may require the homeowner to pay for all, or contribute to, the remediation of the property. For more information see Landmark's Terms and Conditions.

## Why we search this

Local Authorities have a duty to investigate potential land contamination. Where they identify a significant hazard, the owner of the land may find themselves liable to remediate. The aim of this assessment is to flag whether there is a risk of liability at your property, so it can be addressed as part of your due diligence process.




| Risk | Search radius | Result |
|---|---|---|
| Multiple features present | | |
| Authorised Industrial Processes | On-site | Not Identified |
| Landfill & Waste | On-site | Not Identified |
| Incidents & Enforcements | On-site | Not Identified |
| Current Land Uses | On-site | Not Identified |
| Historical Land Uses | On-site | Not Identified |

# Flood

FULL ASSESSMENT

Passed

## Professional opinion

We have identified the property to be within an area that is at minimal or no risk of flooding.

## Insurance

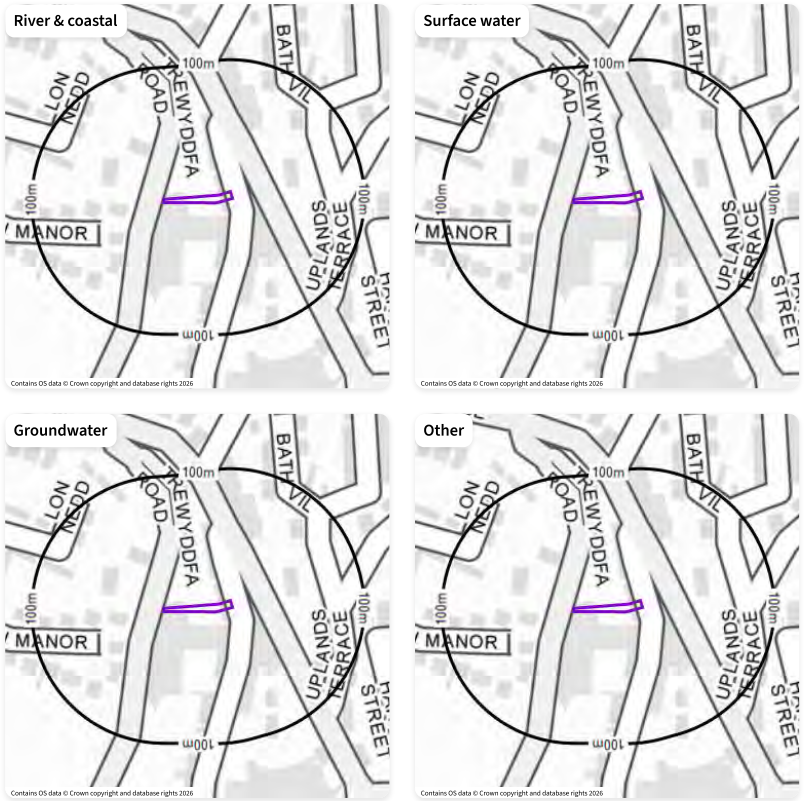
Buildings and contents insurance should be available and affordable.

## Recommendations

1. Ask the seller whether the property has flooded in the past. If it has, contact us for advice.
2. Establish the availability of buildings and contents insurance before exchanging contracts.

## Why we search this

1 in 6 properties in the UK are at risk of flooding, and this risk varies in severity. Flood risk can impact property value and your ability to get home insurance at standard terms, if the flooding was to occur. We are assessing the likelihood of flooding occurring, and where possible the significance of an event. We also advise on the availability of insurance and whether the location has flooded in the past. Where information about defences is available, we will have taken them into account as part of our assessment.




| Risk | | Search radius | Result |
|---|---|---|---|
| | River | On-site | Very Low |
| | Coastal | On-site | Very Low |
| | Surface Water | On-site | Very Low |
| | Groundwater | On-site | Very Low |
| | Other | 50m | Very Low |

# Climate change

Guidance

## Flood (see data)

Not Identified

| | Today | 2050 RCP4.5 |
|---|---|---|
| River | Negligible | Negligible |
| Coastal | Negligible | Negligible |
| Surface water | Negligible | Negligible |

There is minimal or no risk of flooding based on the mid-range climate scenario for the property.

### Recommendations

1. Ask the seller whether flooding has occurred in the area before.
2. Establish the availability of buildings and contents insurance before exchanging contracts. This may be provided by the Flood Re scheme. This scheme is due to end in 2039.

### Understanding this risk

This climate flood risk assessment is based on a specific decade (2050s), and Representative Concentration Pathway (RCP) 4.5. This is generally thought to be the mid-range scenario.
A 'stress test' table is provided in the appendix of this report which provides the risk assessment for additional time periods and RCPs.
Further information on flood risk, and climate scenarios can be found in our FAQs - https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/

## Coastal Erosion

Not Identified

Today (undefended) Negligible

Distance from coast: > 2000m.

Given the distance from the coastline, the property is not considered to be at risk of coastal erosion.

No Shoreline Management Plans (SMPs) have been identified in proximity to the property.

### Recommendation

1. No further action required.

### Understanding this risk

Coastal erosion is a natural occurrence expected to affect areas of the UK coastline. Climate change, through more severe storms and sea level change, is expected to result in higher erosion. While the percentage of properties at risk will be small, the impact would be significant.
Some areas of the coastline are covered by Shoreline Management Plans (SMPS). SMPs help to deliver the ambitions of the National Flood and Coastal Erosion Risk Management Strategy.
Further information on coastal erosion, and climate scenarios can be found in our FAQs - https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/

# Climate change

Guidance

## Ground Stability (see data)

Not Identified

| Shrink-swell risk | Likelihood of risk change |
|---|---|
| Very Low | Highly Unlikely |
| Today | 2050 RCP4.5 Average |

Data based on the baseline (current) risk indicates that the property is located in an area where the ground conditions are predominantly non-plastic, or of a low plasticity. As such it is not considered likely that a significant shrink-swell hazard exists.

Data based on the future risk indicates that it is highly unlikely that foundations will be affected by increased clay shrink-swell due to changes in climate by 2050.

### Recommendation

1. No further action required.

### Understanding this risk

This climate assessment is based on a specific decade (2050s), and Representative Concentration Pathway (RCP) 4.5. This is generally thought to be the mid-range scenario. A 'stress test' table is provided in the appendix of this report which provides the risk assessment for additional time periods and RCPs.
More information is available in our FAQs - https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/

## Heat Stress (see data)

Guidance

| Today: 21.7 % | 2050 RCP8.5: 31.4 % |
|---|---|
|  |  |
| Low 10.2 % | Low 11.2 % |
| Medium 11.1 % | Medium 18.8 % |
| High 0.4 % | High 1.5 % |

Data shows the percentage of days spent in, and the severity of heatwave conditions. This is based on thresholds from the Met Office and current models for the location of the property using the worst-case predictions based on RCP8.5.
Heatwave thresholds vary by UK county, reflecting the difference in climate.

### Recommendations

1. If you have concerns about high indoor temperatures, there are practical steps you can take that may help in managing the temperature inside your property in this guide: https://www.gov.uk/government/collections/hot-weather-and-health-guidance-and-advice. It also sets out which types of dwellings are more prone to overheating and which demographics are likely to be more susceptible.
2. In June 2022, Part O of Schedule 1 to The Building Regulations 2010 came into effect, relating to mitigating overheating. Speak to the developer to determine if this has been taken into account for new builds. A non-technical document should exist for the property under the regulations.

### Understanding this risk

The Met Office have stated that climate change is already causing warming across the UK and the UK's ten warmest years on record have occurred since 2002. It is predicted that based on UKCP18, the most up to date Met Office climate predictions, by 2070, summer temperatures will be between 1 – 6°C warmer and 60% drier with a greater possibility of heatwaves.
More information is available in our FAQs - https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/

# Climate change

## Energy Performance

Guidance

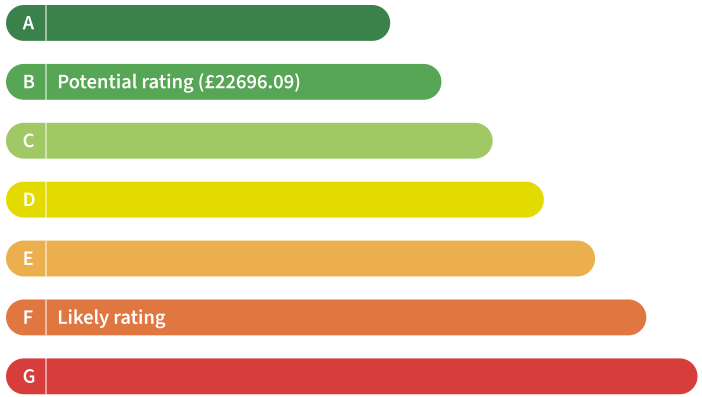
### Likely property rating:
Valid EPC certificate

F

### Potential rating this property could achieve:
Consider improving the rating to decrease running costs

B

### Indicative costs to improve EPC rating




## Guidance

### Domestic Energy Performance

EPCs rate a building's energy efficiency from A (most efficient) to G (least efficient). They are required whenever a property is built, sold, or let in the UK. The table below outlines the current minimum EPC rating and proposed future changes.

| Date | For who? | Minimum EPC rating |
|---|---|---|
| 1st April 2020 | All Tenancies | E |
| 1st October 2030 | All Tenancies | C (proposed) |

If an exemption applies, landlords will need to register this on the PRS Exemption Register. It is the landlord's obligation to ensure they are compliant. Freehold Properties: For homeowners, there are no minimum energy efficiency standards, but improving a property's performance reduces energy use, emissions, and bills.

### Recommendations

1. Review your EPC - it outlines recommended measures to improve your property's energy efficiency.
2. The Government has recommended measures to improve efficiency of residential properties. Consult a surveyor for property specific recommendations. https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance

### Understanding this risk

It is a legal requirement for any property marketed for sale or rent to have a valid Energy Performance Certificate (EPC), except for specific exemptions.
More information is available in our FAQs - https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/

# Ground stability

FULL ASSESSMENT

**Identified**

## Summary

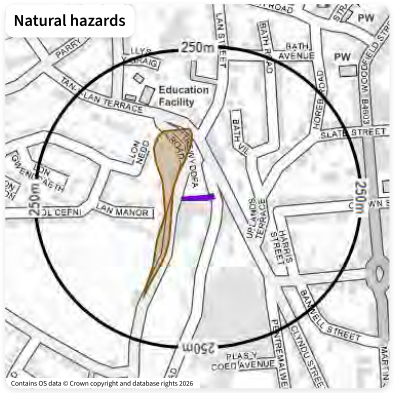
We have identified a risk of ground stability hazards at the property.

## Recommendations

1. We recommend that you consult a local RICS accredited surveyor to arrange a survey for the property. The survey should assess whether the property is affected by ground stability issues.
2. If it has been built recently, contact Building Control at the Local Authority in order to check whether it was constructed to a standard that will minimise the risk of structural damage. Alternatively, the Site may benefit from building warranty through companies such as the NHBC.
3. Further information may be available from the Minerals and Waste Officer at the County Council and the Local Building Controls Officer.
4. If any active ground instability appears to be affecting your property, inform your insurance company, mortgage lender, landlord or get specialist advice from a suitably qualified expert such as a structural surveyor, geotechnical engineer or chartered engineering geologist. If active ground instability does not appear to be affecting your property but the area has a potential for instability, this should be taken into account before undertaking any alterations to the existing property.

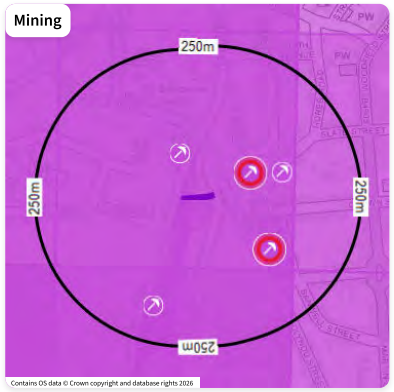
## Why we search this

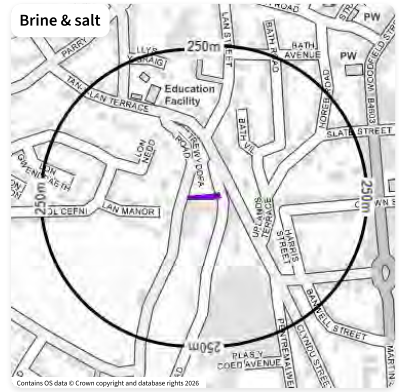
Subsidence is caused by movement in the ground beneath a property, impacting the security of the foundations. This can cause the walls and floors to shift, leading to cracks and potentially destabilising the construction of the property.










| Risk | Search radius | Result |
|---|---|---|
| Multiple features present | | |
| Natural hazards | Mixed | Identified (1) |
| Man-made hazards | On-site | Not Identified |
| Mining | Mixed | Identified (13) |
| Brine and Salt | On-site | Not Identified |

# Radon

FULL ASSESSMENT

Identified

## Summary

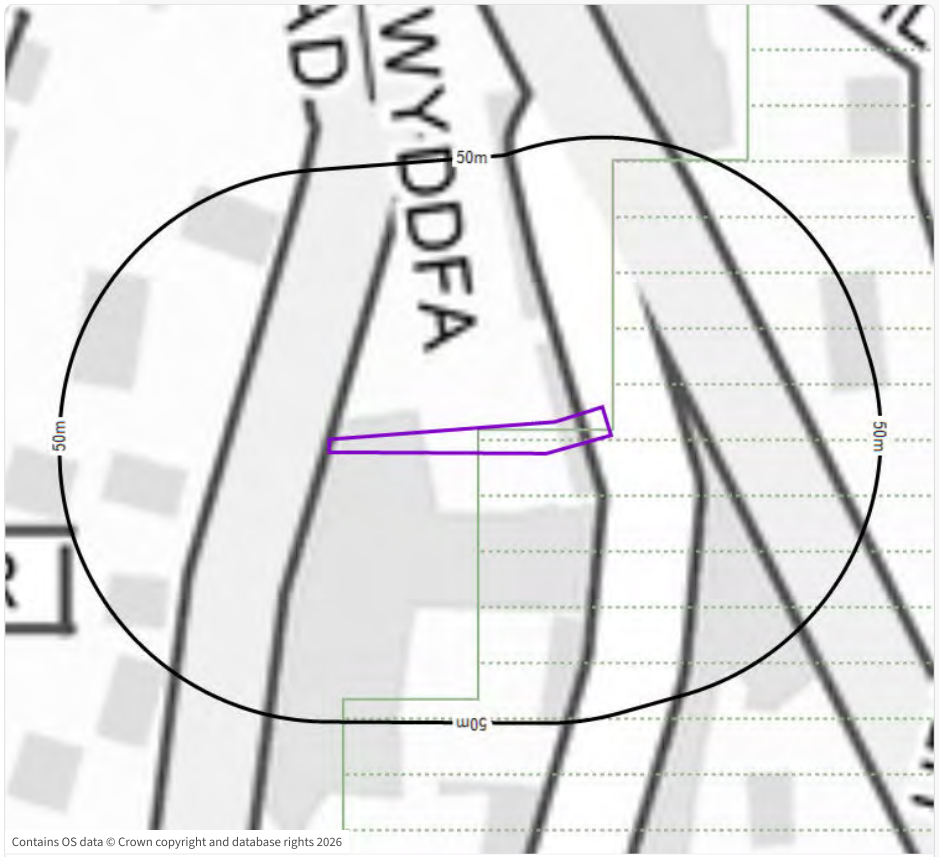
The property is in a radon affected area where between 1 and 3% of homes are estimated to be at or above the action level.

## Recommendations

1. This result does not necessarily mean there are high radon levels in the property. The only way to find out the radon level is to carry out a radon measurement. UKHSA provides a radon testing service which can be accessed at www.ukradon.org.
2. The result is only valid for properties above ground. All basements and cellars are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living accommodation, the property should be tested regardless of the radon affected area status.
3. No protective measures are considered necessary in the construction of new buildings or extensions.

## Why we search this

Radon is a radioactive gas which occurs naturally in rocks and soils. You cannot see, hear, feel or taste it. Radon is known to be carcinogenic, and exposure to particularly high levels of radon may increase the risk of developing lung cancer. It is easily identified, and measures can be put in place to disperse the gas, either at the time of building a property or retrospectively.




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| Percentage of properties affected by radon | Search radius | Result |
|---|---|---|
| >30% | On-site | Not Identified |
| 10-30% | On-site | Not Identified |
| 5-10% | On-site | Not Identified |
| 3-5% | On-site | Not Identified |
| 1-3% | On-site | Identified |

# Energy & Infrastructure

FULL ASSESSMENT

Identified

## Summary

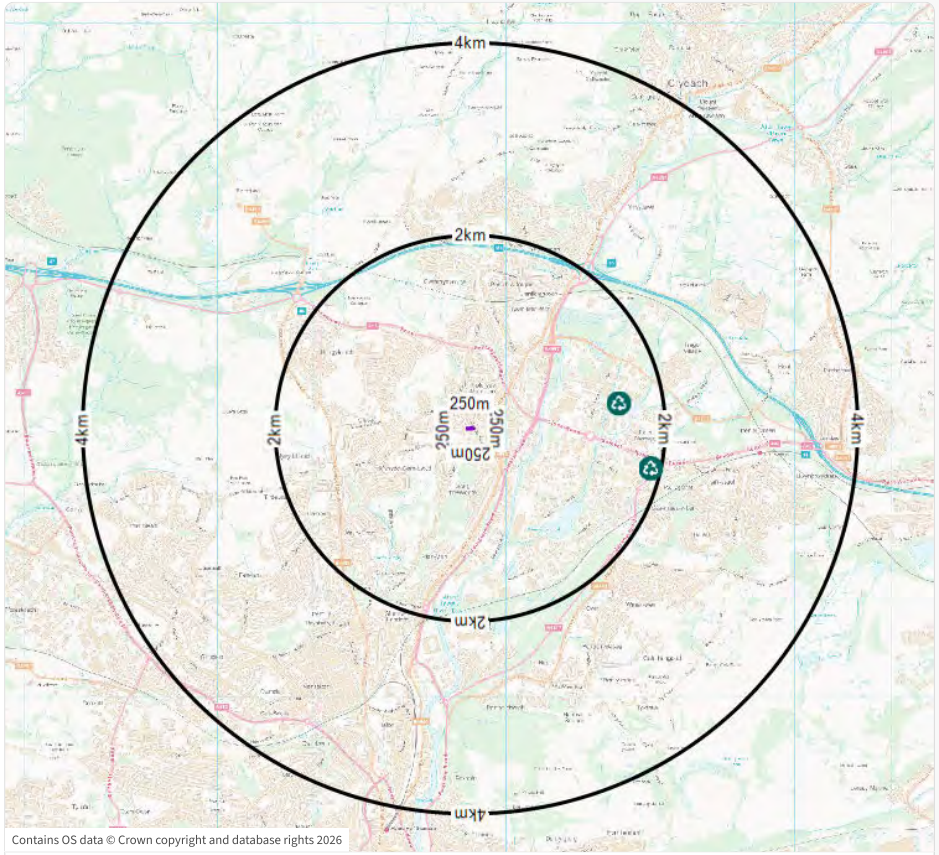
We have identified features in proximity to the property.

## Recommendations

1. The data section has the full details of each project we've identified, along with the operator details if you'd like to contact them to find out more.
2. For planned projects, contact the Local Planning Authority to find out if there are any associated planning applications with details on likely activities.

## Why we search this

Energy and infrastructure projects have the potential to affect the enjoyment and value of a property. They may result in changes to how a neighbourhood looks or sounds and may also have an impact on property value. Depending on the project, this may be positive or negative.




| Risk | Search radius | Result |
|---|---|---|
| Multiple features present | | |
| Non-Renewable Energy | 4km | Not Identified |
| Renewable Energy | 4km | Identified |
| Above & Below Ground Railways | 250m | Not Identified |
| HS2 & Crossrail 2 | 2km | Not Identified |

# Planning constraints

FULL ASSESSMENT

## Not Identified

### Summary

We have not identified any records of environmental designations, pylons or masts within 250m of the property.

### Recommendations

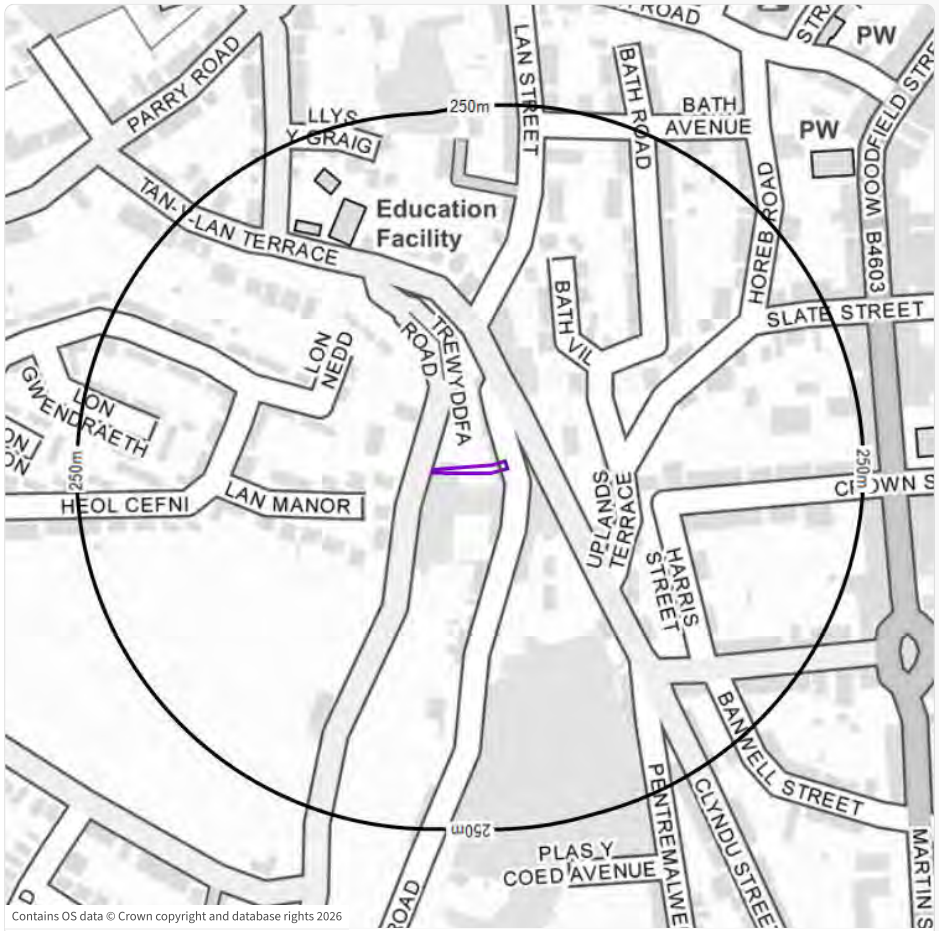
1. If you are considering carrying out development on this property, it would be prudent to contact your Local Planning Authority to see if there would be anything impacting this.
2. Visit the property to ensure there are no other features which would be of concern.

**Important note**

Not all of the available datasets will be represented as polygons on the map. For full details of any identified features, please consult the data appendix.

### Why we search this

Some additional factors could have an influence over the property or surrounding area. This includes nearby pylons or masts, or environmental designations such as areas of outstanding natural beauty. Whilst environmental designations can be considered a positive, they can affect the ability to carry out any development at the property.




| Risk | Search radius | Result |
|---|---|---|
| Multiple features present | | |
| Environmental Designations | 250m | Not Identified |
| Pylons and Masts | 250m | Not Identified |

# Coal mining

POWERED BY PINPOINTCOAL

ALERT ASSESSMENT

## Coal report required

### Summary

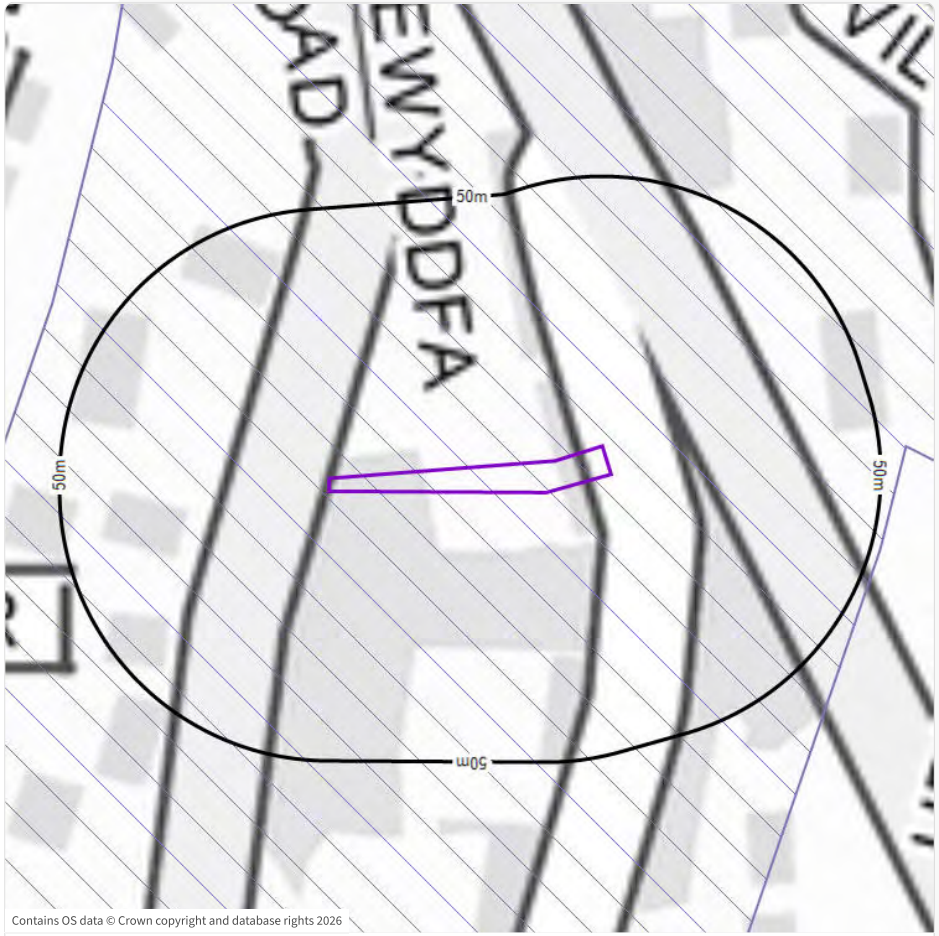
We have identified a potential risk from coal mining at the property.

### Recommendations

1. We recommend you order a Landmark Coal report through your usual report provider.
2. Ask the seller whether the property has been impacted by coal mining in the past.
3. Establish the availability of buildings and contents insurance before exchanging contracts.

### Why we search this

Coal mining and associated ground stability risks are present in certain locations across the UK as a result of past mining activities conducted to satisfy demand for coal as it increased throughout the Industrial Revolution. These mining activities have left a legacy of ground stability and/or subsidence risks.




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| Risk | Search buffer | Result |
|---|---|---|
| Coal mining risk | On-site | Identified |

# Planning Applications

ALERT ASSESSMENT

Identified

## Planning applications nearby

We have identified planning application records at or near the property.

## Recommendation

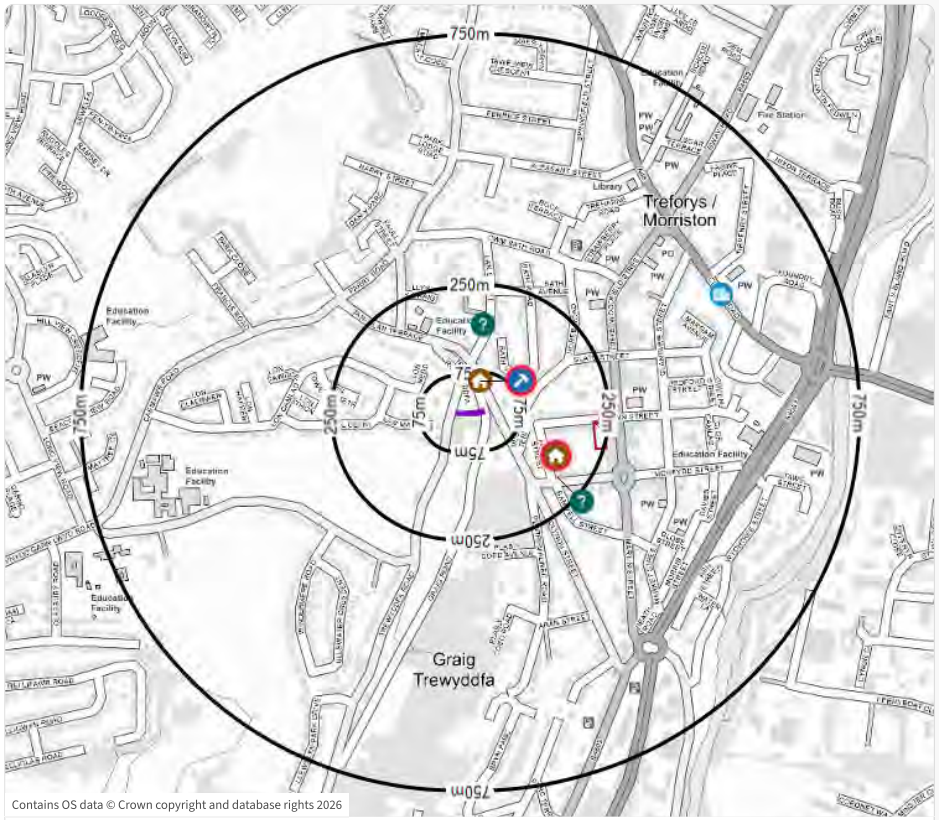
1. For information about each identified planning application, along with a link to the full application on the Local Authority website, please purchase a Landmark Planning report through your usual report provider.

Important note

Not all of the available datasets will be represented as polygons on the map. For full details of any identified features, please consult the data appendix.

## Why we search this

The potential impact of planning applications is subjective. The aim of this report is to flag what types of applications are present in the surrounding area. We have also included local authority planning strategies from the Local Development Plans that could be relevant to your property. These can be found in the Data Appendix.




| Risk | Search radius | Result |
|---|---|---|
| Multiple features present | | |
| Large | 750m | Identified |
| Medium | 250m | Identified |
| Small | 250m | Identified |
| Unclassified | 250m | Identified |
| Alterations and minor new builds | 75m | Identified |

# Data appendix

The rest of the report outlines the data used to inform the previous sections. There's no need to read on unless you're after the detail of a particular dataset used to inform our opinion.

**We will only show maps and detail where a risk has been identified.**




| | |
|---|---|
| **How to use this report** | 15 |
| **Understanding the data** | 16 |
| **Datasets searched** | 20 |
| **Contaminated Land** | |
| **Authorised industrial processes** | Not identified |
| **Landfill and waste** | Not identified |
| **Incidents & Enforcements** | Not identified |
| **Current land uses** | Not identified |
| **Historical land uses** | Not identified |
| **Flood** | |
| **River and Coastal** | |
| **Surface water** | Not identified |
| **Groundwater** | Not identified |
| **Other** | Not identified |
| **Climate change** | |
| **River Flooding** | 23 |
| **Coastal Flooding** | 24 |
| **Surface Water Flooding** | 25 |
| **Coastal Erosion** | Not identified |
| **Ground stability** | 26 |
| **Heat stress** | 27 |

| | |
|---|---|
| **Ground stability** | |
| **Man-made hazards** | Not identified |
| **Natural factors** | 28 |
| **Mining** | 29 |
| **Brine and Salt** | Not identified |
| **Energy & Infrastructure** | |
| **Non-Renewable Energy** | Not identified |
| **Renewable Energy** | 35 |
| **Rail Infrastructure : Above and below ground railways** | Not identified |
| **Rail Infrastructure : HS2 & Crossrail 2** | Not identified |
| **Planning constraints** | Not identified |



# How to use your report

The report is designed to satisfy the concerns raised by the Law Society warning card and has been prepared to assist conveyancing professionals who may be advising clients when they sell or buy a property, obtain a mortgage or seek further mortgage advice. It is designed to bring information to their attention and help them decide whether they need to seek any further specialist advice. As the report is so detailed, this information can cause concern, but professional advisors will see that further action is suggested on all issues that have been identified.

## How do we examine the risk?

This report is generated based on the boundary selected at the point of order to represent the property. Where the location was provided to us as a point only, the report is based on a 25m radius around this point; any features which are present within this boundary are considered to be 'on-site'.

In this report there are two different ways we can examine each risk. These are indicated on the cover page, and we also highlight the assessment type on each risk summary page.

**Professional opinion**

This is the highest level of risk assessment. A full assessment is run on the data. If the outcome is above the threshold for that risk, one of our in-house consultants will personally review the outcome. This may lead to the risk outcome being downgraded to a lower level based on our expertise and methodology.

**Full assessment**

Based on the data that is relevant to your property, we have created an automated opinion and recommendations using our expertise and risk models.

**Alert assessment**

We identify data within the search area, which may be relevant to the property. If features or potential hazards are found, we would recommend additional reports are obtained to clarify these further.

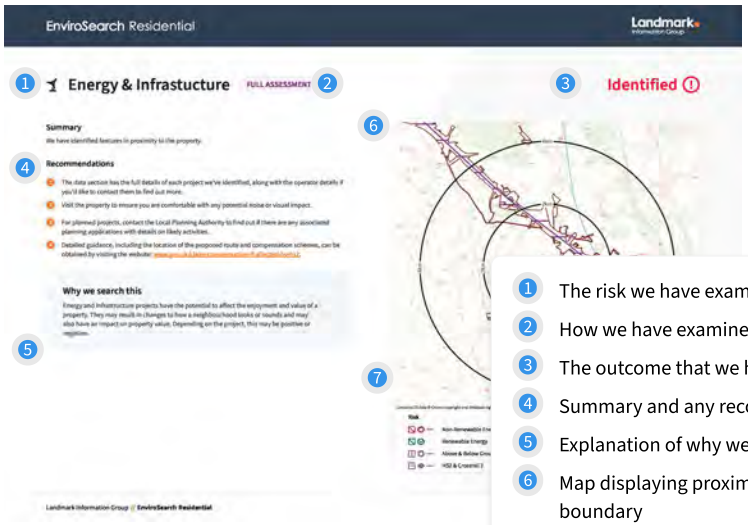
The front page of this report advises the outcome for each section based on one of these categories:

- **Passed:** We do not consider this to be a risk
- **Passed with guidance:** We have identified a risk but do not consider it to be significant. Please review the guidance.
- **Further Action:** We have identified a risk which we recommend you investigate further.
- **Identified:** We have identified a potential hazard risk in this section
- **Not identified:** We have not identified any potential hazards in this section.

## Guide to the risk summary pages

Each risk has a dedicated summary page, outlining the risks on a map, with a key. More details of any identified features can then be seen in the Data Appendix of this report.

This report is not designed to be printed. Please store it securely online, and consider the environment before you print.



# Understanding the data

## Contaminated land

A Professional Opinion in relation to Part 2A of the Environmental Protection Act 1990 is provided. In many cases the report will be passed without referral. However, in some cases, entries that may be of concern are revealed by the search, in which case the report is referred free of charge for more detailed consideration, although this will not include a physical site inspection. After such referral the report may be passed or suggestions made of some further action that could be taken, usually in the form of questions to ask of the appropriate authorities. When responses to these questions are received it is the responsibility of the client and their professional advisors to decide if they are happy to proceed.

## Flood

### Types of flooding

| | |
|---|---|
| **River** | River flooding, also known as 'fluvial flooding', occurs when rivers and streams are unable to carry away floodwaters within their usual drainage channels. It can cause widespread and extensive damage because of the sheer volume of water. |
| **Coastal** | Coastal flooding results from a combination of high tides, low lying land and sometimes stormy conditions. It can cause widespread and extensive damage because of the sheer volume of water. |
| **Surface water** | Surface water flooding, also known as 'pluvial' flooding, is common during prolonged or exceptionally heavy downpours, when rainwater does not drain away into the normal drainage systems or soak away into the ground. |
| **Groundwater** | Groundwater flooding generally occurs during long and intense rainfall when underground water levels rise above surface level. Groundwater flooding may last for weeks or several months. |
| **Historical flood events** | We analyse proximity to and elevation above historical flood records to better understand the risk of flooding. |
| **Watercourses** | The flood risk from smaller watercourses is not always modelled, so we include proximity to nearby watercourses in our overall analysis. |

### Understanding flood risk

It is important to understand that flooding can happen anywhere, even if you don't live near to a watercourse or the sea. Insurance may be expensive or difficult to obtain if your home is at risk, so it is vital to understand the risk of flooding of your home or before purchasing a property.

Flood risk is based on the likelihood of a flood event and the potential impact.

**Likelihood:** Flood risk is based on probability and different approaches to flood protection may be needed depending upon how likely flooding is expected. A common way of expressing how likely a flood event is to occur is 'return period'. For example, a 1:100 year event has a 1% likelihood of occurring in any given year, whereas a 1:200 year event has a 0.5% likelihood of occurring in any given year. The 1:200 event would be expected to result in a greater extent of flooding than the 1:100 event, as it would be more severe, but the likelihood of it occurring is lower.

**Impact:** We consider the expected depths of flooding at your house. Low depths, for example, 10cm, are unlikely to put people at risk but water damage to buildings and contents may be significant without any flood protection. High water depths, for example 1m, may severely threaten the safety of people and may cause extensive damage to buildings. It may be dangerous to keep deep floods out of a building because of the large weight of water pressing against the wall.

### River and Coastal

We use Natural Resources Wales data to understand the risk of river and coastal flooding. Flood Zone 2 and Flood Zone 3 data shows the likelihood of flooding assuming defences are not present, fail or are over-topped. A Flood Zone 3 represents an area of land with an annual probability of flooding of 1% (1 in 100) or greater from rivers, and 0.5% (1 in 200) or greater from the sea. Flood Zone 2 shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1% (1 in 1000) chance of occurring each year.

We also include the Natural Resources Wales Flood Risk Assessment Wales – Rivers and Sea dataset, which provides an indication of flood risk taking into account the presence of defences and the level of protection they offer.

### Surface water flooding

We use JBA Pluvial data to understand the risk of surface water flooding. We analyse the risk of surface water flooding in three separate return periods, 1:75, 1:200 and 1:1000. We then look at the likely flood depth bandings within these return periods and assign appropriate risk ratings based on these depth bandings.

### Groundwater flooding

To analyse groundwater flood risk we use data from Geosmart. The dataset consists of a national 5m resolution model designed to provide an assessment of groundwater flood risk.

# Understanding the data

### Other

The flood risk from smaller watercourses is not always modelled, so we include proximity to nearby watercourses in our overall analysis. We incorporate data that shows both natural and man-made water features.

In addition, we look at the location of Flood Water Storage areas, which are designed to store floodwater during flood events.

Historical flood information is supplied by Natural Resources Wales and shows recorded flood outlines and contains information on the cause of the event. This data does not advise if water entered the property or not, simply the recorded outline of the flood event. This may have occurred before the property was built.

## Radon

Radon is a natural radioactive gas, which enters buildings from the ground. It is the geological conditions in certain areas that can lead to higher than average volumes (some of the highest radon levels have been found in the southwest, but levels well above average have been found in some other parts of the UK).

Radon has no taste, smell or colour and special devices are needed to measure it. The gas is diluted to harmless levels out in the open but has the potential to build up to higher concentrations indoors. Exposure to high concentrations of Radon gas can pose a health risk and studies have shown that it increases the risk of lung cancer.

This report informs you whether the property is in a radon Affected Area and the percentage of homes that are estimated to be at or above the radon Action Level. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

## Climate Change

### Flood

The flood risk analysis in this section considers the on-site undefended river, coastal and surface water flood risk. The data within the flood risk section of this report is generated by JBA Risk Management. The results of this section may differ from the main Flood summary in our report, as it is using different sources of data.

This report includes primary analysis of the current on-site flood risk, and for RCP 4.5 (based on 2050) to highlight a medium-term view of climate change at the property. A stress testing table has also been included for the purposes of providing on-site analysis across a range of RCPs. The mapping will show the extent of any flood risk within the mapped area. Where flood risk is shown on the mapping, but does not appear within the property boundary, it does not form part of our on-site analysis.

If a flood risk is identified on-site, then the data appendix will include information on short-, medium- and long-term predications, along with detailing three return periods: 1:75, 1:200, 1:1000.These return periods refer to the likelihood of flooding in any given year, with 1:75 being the most likely but most limited in extent, and 1:1000 being least likely, but more catastrophic if it were to occur.

Flood Re is a joint initiative between the Government and insurers. Its aim is to make the flood cover part of household insurance policies more affordable. More information can be found here https://www.floodre.co.uk/.

### Coastal Erosion

The coastal erosion risk considers the undefended erosion susceptibility of the coastline closest to your site or property. The baseline data within this section of this report is generated by the British Geological Survey (BGS). The distance from the property to the coastline is a straight-line measurement.

Some areas of the coastline are covered by Shoreline Management Plans (SMPS). SMPs help to deliver the ambitions of the National Flood and Coastal Erosion Risk Management Strategy. They set out a planned approach to managing flood and coastal erosion risk around the coast of England and Wales to 2105.

### Ground Stability

The ground stability analysis in this report includes consideration of shrink-swell of clay soils. The data within the ground stability section of this report is generated by the British Geological Survey (BGS) using UKCP09 projections. We show the current hazard level and the likelihood that this would change based on the RCP4.5 2050 scenario.

The most common cause of natural subsidence in the UK is the shrinking and swelling of clays. The soils swell, absorbing moisture in wet conditions, and contract when they dry out, which can result in ground movement. Further information on current risk can be found in the Ground Hazards section of your current environmental report.

This report includes primary analysis of the current ground stability risk, and for the average period of dry conditions (based on 2050) to highlight a medium-term view of climate change at the property based on average conditions. A stress testing table has also been included for the purposes of providing analysis based on drier, average or wetter conditions. In addition, should a risk be identified the data here will include additional time periods, and analysis based on drier, average or wetter conditions.

# Understanding the data

### Heat Stress

The heat stress data used within this report is derived from the UKCP18 regional climate projections for average summer temperatures. The classification of the level of severity of the heatwave is set using UKHSA thresholds.

This data shows the percentage and number of days spent in heatwave conditions at low, medium or high severity, for today and 3 additional time periods.

### Energy Performance

Where possible, an Energy Performance Certificate (EPC) rating for the property has been identified and reported, with the inspection date, and a 'valid until' date. If no EPC is available, this will either be reported as 'EPC unconfirmed' or 'No valid EPC'. Where 'EPC unconfirmed' or 'No EPC available' is reported, it is possible that the property does have a valid EPC and we would recommend further checks are undertaken in this regard. The EPC ratings are harvested from the EPC register on a regular basis, but it is possible that during the period between updates, a property has been given a valid EPC.

For residential properties with a valid EPC, as well as including a current EPC rating, where possible, we have provided a potential EPC rating if various energy performance improvements were made – along with indicative costs for these improvements. This potential rating and the associated costs are intended to provide a useful possible view of potential energy performance improvements. It is not a guarantee that the Potential Energy Performance rating is possible at the property and should not replace a detailed site-specific assessment completed by a surveyor. In addition, for residential properties where there is no valid EPC, or an EPC cannot be confirmed, we will try to report a 'likely' energy performance rating. Again, this is intended to provide a useful possible view of the EPC for the property and is not a guarantee that the reported 'likely' rating will be given once an EPC has been completed.

## Planning: Applications

This report includes an alert for nearby planning applications. To do this, we check each project or development against your property boundary. If we find something on-site or nearby, we will display 'Identified' on the front page. If we don't find anything, we will display 'Not identified'. We will only describe issues relevant to the property in this report.

Where possible, we will represent larger planning applications as a polygon. Our ability to do this is limited by: the presence or absence of the planning application having been made available online; the availability/accessibility of the plan on the Local Authority website; and Landmark's ability at a point in time to capture the record. Small applications will be represented by a point, although a limited number may be presented as a polygon.

We have considered planning applications captured by Barbour ABI Ltd within the last 7 years to inform you of current or future developments that could influence your enjoyment and use of the property. We use different search buffers based on the size of the potential development project.

Development in the UK is controlled by the government's planning legislation, which is regulated and enforced by your local authority planning department. Once a planning application request has been submitted and published, it can take up to 6 weeks for us to receive and use in our reports.

Applications are often submitted with imprecise or incomplete address details and because of this the locations we use may not always represent a development site's full extent. We endeavour to position applications in the most appropriate location we can, using the address details available to us. If nearby development is likely to significantly influence your choice to purchase the property, we would recommend you use this report as a starting point for more extensive investigations.

This report does not include a data section for Planning applications. Should any applications have been identified, please purchase the Landmark Planning report through your usual reseller.

## Ground stability

This section provides information on a range of ground stability issues; either naturally occurring or arising from previous mining activity. Ground stability is important, as subsidence, landslide and sink holes can all cause damage to properties.

We search a number of different sources of information to identify areas of past mining. Old mine shafts and tunnels can collapse and damage properties above them. Disturbed ground and spoil tips can also be prone to settlement which could cause structural damage to buildings. We also identify areas of historical salt and brine extractions. This type of mining leaves large cavities in the ground which could collapse and cause problems for properties built in the area.

We use historical mapping to identify areas formerly used for landfill and areas of other infilling such as ponds, drains and small pits. Infilled land can be susceptible to settling so any houses that have been built on these areas could experience ground stability problems and subsidence resulting in damage to your property.

We also consider areas of land that could be prone to ground instability and subsidence as a result of the natural underlying geology. Examples include areas of the UK at a higher risk of landslides or where sink holes could occur.

## Coal mining

We use data from PinPoint to assess if you are in an area affected by Coal Mining activity. If you are assessed as being at risk, we include full details regarding that risk. Conversely, if you are assessed as not being at risk, you are provided with certification informing you of that outcome.

# Understanding the data

## Energy and Infrastructure

### Non-renewable energy

This section contains the extents of all ‘Blocks’ that are currently licensed for the exploration and production of energy, along with the locations of all current and historic wells that have been licenced for the exploration of energy. This is provided by North Sea Transition Authority.

‘Blocks’ are large areas of land where a licence has been offered or granted for the exploration or production of energy. The presence of one or more of these licences does not mean that exploration or production will happen.

Drilling wells cover the following categories: shale gas; gas storage; methane gas; coalbed methane; conventional oil and gas.

This section also includes details of the Southampton to London pipeline; a replacement underground aviation fuel transportation pipeline that runs from ESSO’s Fawley Refinery near Southampton to their West London Terminal storage facility in Hounslow. The replacement works have been completed; however, land regeneration works will continue for several years.

### Renewable energy

This section of the report covers wind, solar and other renewable energy sources, including planning information for proposed projects with a capacity of over 1MW from the Department of Energy & Climate Change.

The report will only consider a planning application to be 'Identified' if the application is active. We will still provide details of the inactive applications, as these can provide context on intended activity in the area. These are usually applications that have been refused, withdrawn or abandoned.

We provide details of Wind Farms as held by the British Wind Energy Association, in addition to details of Wind Turbines located using Ordnance Survey large scale mapping.

We include details on solar farms which generate between 1MW and 50MW of power. As a rough guide 2 to 3 hectares of land are required for every 1MW of power produced. This data, from the Department of Energy & Climate Change, shows the location of operational and proposed solar farms with a point reference. As such the farm could be nearer to your property than indicated depending on how large the solar farm is. The data provides the name of the operating company, the generating capacity, and the farm's operational status.

As well as wind and solar power there are a variety of other renewable power sources in the UK. This section of the report uses Department of Energy & Climate Change data to identify the following other types of renewable energy: Small / Large Hydroelectric, Shoreline Wave, Tidal Barrage / Stream, Biomass, Co-firing, Anaerobic / Sewage Digestion, Hot Dry Rocks, Landfill Gas, Energy From Waste (EfW) Incineration, Advanced Conversion Technology.

### Above and below ground railways

The above and below ground railways section provides details on existing or historic railways. This includes data supplied by Crossrail1 for the route and stations; Railway lines (including underground, overground, national rail and tram lines) sourced from OpenStreetMap; and Stations and stops (including Metro, Tram, Underground, Preserved and Inactive stations) sourced from Department of Transports NaPTAN API and Ordnance Survey OpenMap Local product for the United Kingdom.

As this data includes records of historic railways, it is possible that the railways identified are no longer present.

### HS2 and Crossrail 2

The High Speed 2 (HS2) and Crossrail2 section of the report provides details on the proposed route, stations and safeguarding areas for each of the projects, based on Consultation documents and data provided by the Department for Transport.

In October 2023, the HS2 project was scaled back by the Government; discussions continue regarding the appropriate next steps, and as such the data provided may not reflect the most recent changes. Full details about the Phase 2 cancellation can be found here: https://www.hs2.org.uk/

Crossrail 2 is also not finalised, with Transport for London (TfL) and the Department for Transport (DfT) still engaged with discussions around the project’s safeguarding measures

### Planning constraints

Pylons are extracted from Ordnance Surveydata in MasterMap and only show significant lines; if the pylons are not shown on the mapping then they will not be reported.

We also show the location of any Environmental Constraints that are from datasets recognised as being relevant to Part 2A of the Environmental Protection Act 1990.

The Local Nature Reserves national dataset is 'indicative' not 'definitive'. Definitive information can only be provided by individual local authorities, and you should refer directly to their information for all purposes that require the most up to date and complete dataset.

# Datasets searched

## Contaminated land

### Authorised Industrial Processes

Local Authority Pollution Prevention and Controls
Planning Hazardous Substance Consents
Control of Major Accident Hazards Sites (COMAH)
Notification of Installations Handling Hazardous Substances (NIHHS)
Explosive sites

### Landfill and Waste Sites

Registered Waste Treatment or Disposal Sites
Registered Waste Transfer Sites
Recorded Historical Waste Disposal Sites (1973 Survey)
Registered Landfill Sites
Licensed Waste Management Facilities (Landfill Boundaries)
Local Authority Recorded Landfill Sites
Historical Landfill Sites
Licensed Waste Management Facilities (Locations)

### Incidents and Enforcements

Enforcement and Prohibition Notices
Prosecutions Relating to Authorised Processes
Planning Hazardous Substance Enforcements
Prosecutions Relating to Controlled Waters
Local Authority Pollution Prevention and Control Enforcements
Prosecutions (Post 2000)
Contaminated Land Register Entries and Notices
Substantiated Pollution Incident Register

### Historical Land Use

Potentially Contaminative Industrial Uses (Past Land Use)
Potentially Infilled Land (Non-Water)
Potentially Infilled Land (Water)
Historical Tanks And Energy Facilities

### Current Land Use

Fuel Station Entries
Contemporary Trade Directory Entries

### Miscellaneous

Landmark Risk Assessed Land Register
Water Abstractions
Source Protection Zones Locations
BGS Bedrock Aquifer Designations
BGS Superficial Aquifer Designations
VMD Water Features
OS NGD Water Link

## Flood

### River Flooding

Flood Zones 2 and 3 - Rivers
Flood Risk Assessment Wales - Rivers

### Coastal Flooding

Flood Zones 2 and 3 - Sea
Flood Risk Assessment Wales - Sea

### Flood defences

Flood Map: Areas Benefitting from Flood Defences
Flood Map - TAN15 Defended Zones
Flood Defences (with attributes)

### Surface Water Flooding

JBA Pluvial 75 Depths
JBA Pluvial 200 Depths
JBA Pluvial 1000 Depths

### Groundwater Flooding

Groundwater Flood Risk 5m
JBA Pluvial 75 Depths
Flood Zones 2 and 3 - Rivers
Flood Zones 2 and 3 - Sea

### Other

Flood Water Storage Areas
Historic Flood Events
VMD Water Features
OS NGD Water Link
OS Terrain 5 DTM

## Radon

### Radon

Radon Potential

## Climate change

### Flood

JBA Undefended Fluvial
JBA Undefended Surface Water
JBA Undefended Coastal
JBA Climate Change - River Flood 2030
JBA Climate Change - River Flood 2050
JBA Climate Change - River Flood 2080
JBA Climate Change - Pluvial Flood 2030
JBA Climate Change - Pluvial Flood 2050
JBA Climate Change - Pluvial Flood 2080
JBA Climate Change - Coastal Flood 2030

# Datasets searched

JBA Climate Change - Coastal Flood 2050
JBA Climate Change - Coastal Flood 2080

### Coastal erosion
BGS Coastal Erosion Susceptibility
Boundaries - Enhanced Coastline
National Coastal Erosion Map (NCERM)

### Ground stability
Potential for Shrinking or Swelling Clay Ground Stability Hazards
BBGS Geoclimate UKCP09 - Shrink Swell - 2030s
BBGS Geoclimate UKCP09 - Shrink Swell - 2050s
BBGS Geoclimate UKCP09 - Shrink Swell - 2080s

### Heat stress
Heat Stress Events

### Energy performance
Energy Performance of Buildings Certificates

## Planning Applications

### Planning Applications
Post 1997 Planning Applications

## Ground stability

### Natural hazards
Potential for Landslide Ground Stability Hazards
Potential for Ground Dissolution Stability Hazards
Potential for Compressible Ground Stability Hazards
Potential for Shrinking or Swelling Clay Ground Stability Hazards
Potential for Running Sand Ground Stability Hazards
Potential for Collapsible Ground Stability Hazards
Natural Cavities

### Man-made hazards
Recorded Historical Waste Disposal Sites (1973 Survey)
Potentially Contaminative Industrial Uses (Past Land Use)
Former Marshes
Potentially Infilled Land (Non-Water)
Potentially Infilled Land (Water)
Registered Landfill Sites
Licensed Waste Management Facilities (Landfill Boundaries)
Local Authority Recorded Landfill Sites
Historical Landfill Sites

### Brine and Salt
CBSCB Compensation District
Brine Pumping Related Features
Salt Mining Related Features
Brine Subsidence Solution Area

### Mining
BGS Recorded Mineral Sites
Potentially Contaminative Industrial Uses (Past Land Use)
Non-Coal Mining Areas of Great Britain
Mining Instability
Potentially Contaminative Land Uses from large scale historical mapping
Potential Mining Areas
Man-Made Mining Cavities

## Coal mining

PinPoint Coal Screening

## Energy & infrastructure

### Renewable energy
Wind Farms
Wind Turbines
Renewable Energy Planning Database

### Non-renewable energy
Licensed Areas for Onshore Energy Exploration and Production
Licensed Wells for Energy Exploration
Offered Blocks for Onshore Energy Exploration and Production
Southampton to London Pipeline Development

### Above and Below Ground Railways
Crossrail - Stations
Crossrail - Track
Railed Transport - Tracks
Railed Transport - Stations and Stops

### HS2 and Crossrail2
HS2 - Track
HS2 - Stations
HS2 - Safeguarding Limits
HS2 - Payment Zones
Crossrail 2 - Track
Crossrail 2 - Stations

# Datasets searched

Crossrail 2 - Safeguarding Limits

### Miscellaneous

Local Authority Boundaries

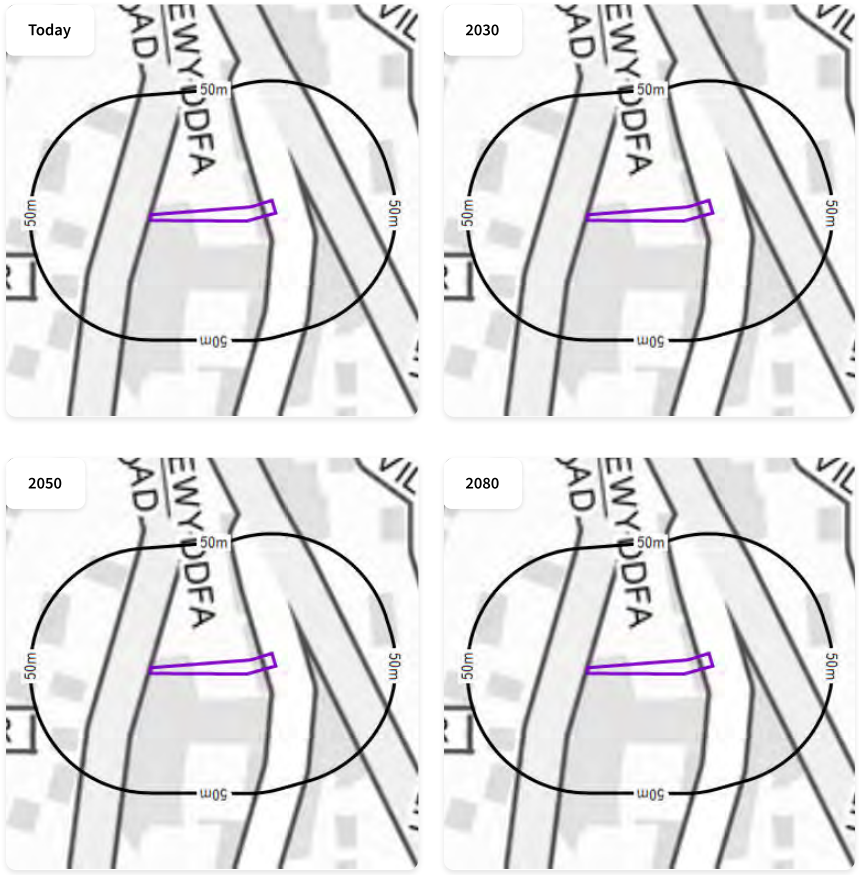
## Planning Constraints

### Planning Constraints

Pylon or Mast
Areas of Outstanding Natural Beauty
National Nature Reserves
Local Nature Reserves
Marine Nature Reserves
Sites of Special Scientific Interest
Forest Parks
National Parks
Areas of Unadopted Green Belt
Ramsar Sites
Special Areas of Conservation
Special Protection Areas
Areas of Adopted Green Belt
Environmentally Sensitive Areas
Listed Buildings
World Heritage Sites
Scheduled Monuments
Ancient Woodland
Country Parks
Nature Improvement Areas

# Climate change: River Flooding

Back to summary




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Today RCP 4.5

## Today

| Return period | Risk |
|---|---|
| 1/75 | Negligible |
| 1/200 | Negligible |
| 1/1000 | Negligible |

## 2030

| Return period | RCP 2.6 | RCP 4.5 | RCP 8.5 |
|---|---|---|---|
| 1/75 | Negligible | Negligible | Negligible |
| 1/200 | Negligible | Negligible | Negligible |
| 1/1000 | Negligible | Negligible | Negligible |

## 2050

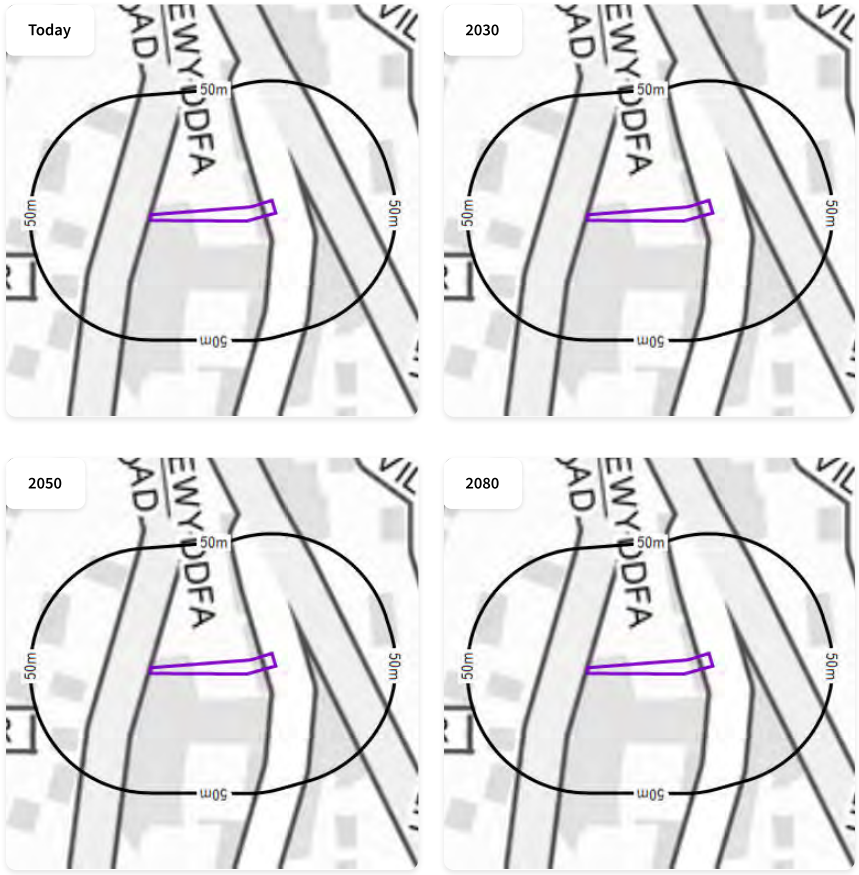
| Return period | RCP 2.6 | RCP 4.5 | RCP 8.5 |
|---|---|---|---|
| 1/75 | Negligible | Negligible | Negligible |
| 1/200 | Negligible | Negligible | Negligible |
| 1/1000 | Negligible | Negligible | Negligible |

## 2080

| Return period | RCP 2.6 | RCP 4.5 | RCP 8.5 |
|---|---|---|---|
| 1/75 | Negligible | Negligible | Negligible |
| 1/200 | Negligible | Negligible | Negligible |
| 1/1000 | Negligible | Negligible | Negligible |

# Climate change: Coastal Flooding

Back to summary




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Today RCP 4.5

## Today

| Return period | Risk |
|---|---|
| 1/75 | Negligible |
| 1/200 | Negligible |
| 1/1000 | Negligible |

## 2030

| Return period | RCP 2.6 | RCP 4.5 | RCP 8.5 |
|---|---|---|---|
| 1/75 | Negligible | Negligible | Negligible |
| 1/200 | Negligible | Negligible | Negligible |
| 1/1000 | Negligible | Negligible | Negligible |

## 2050

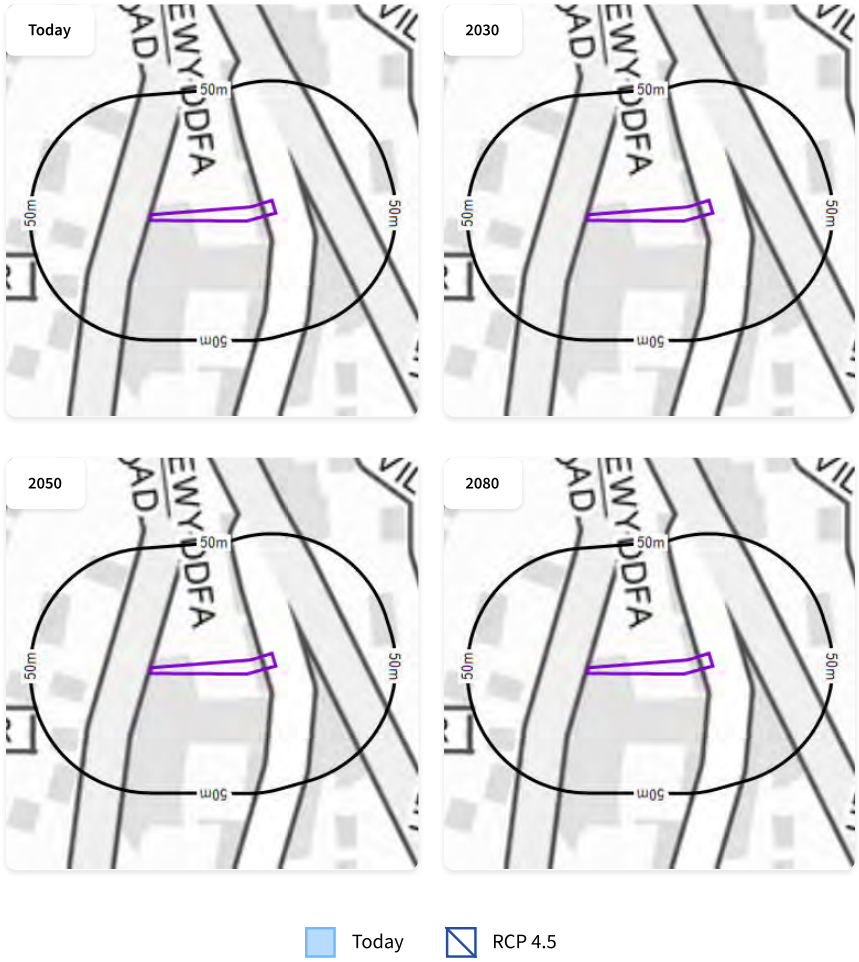
| Return period | RCP 2.6 | RCP 4.5 | RCP 8.5 |
|---|---|---|---|
| 1/75 | Negligible | Negligible | Negligible |
| 1/200 | Negligible | Negligible | Negligible |
| 1/1000 | Negligible | Negligible | Negligible |

## 2080

| Return period | RCP 2.6 | RCP 4.5 | RCP 8.5 |
|---|---|---|---|
| 1/75 | Negligible | Negligible | Negligible |
| 1/200 | Negligible | Negligible | Negligible |
| 1/1000 | Negligible | Negligible | Negligible |

# Climate change: Surface Water Flooding

Back to summary




## Today

| Return period | Risk |
|---|---|
| 1/75 | Negligible |
| 1/200 | Negligible |
| 1/1000 | Negligible |

## 2030

| Return period | RCP 2.6 | RCP 4.5 | RCP 8.5 |
|---|---|---|---|
| 1/75 | Negligible | Negligible | Negligible |
| 1/200 | Negligible | Negligible | Negligible |
| 1/1000 | Negligible | Negligible | Negligible |

## 2050

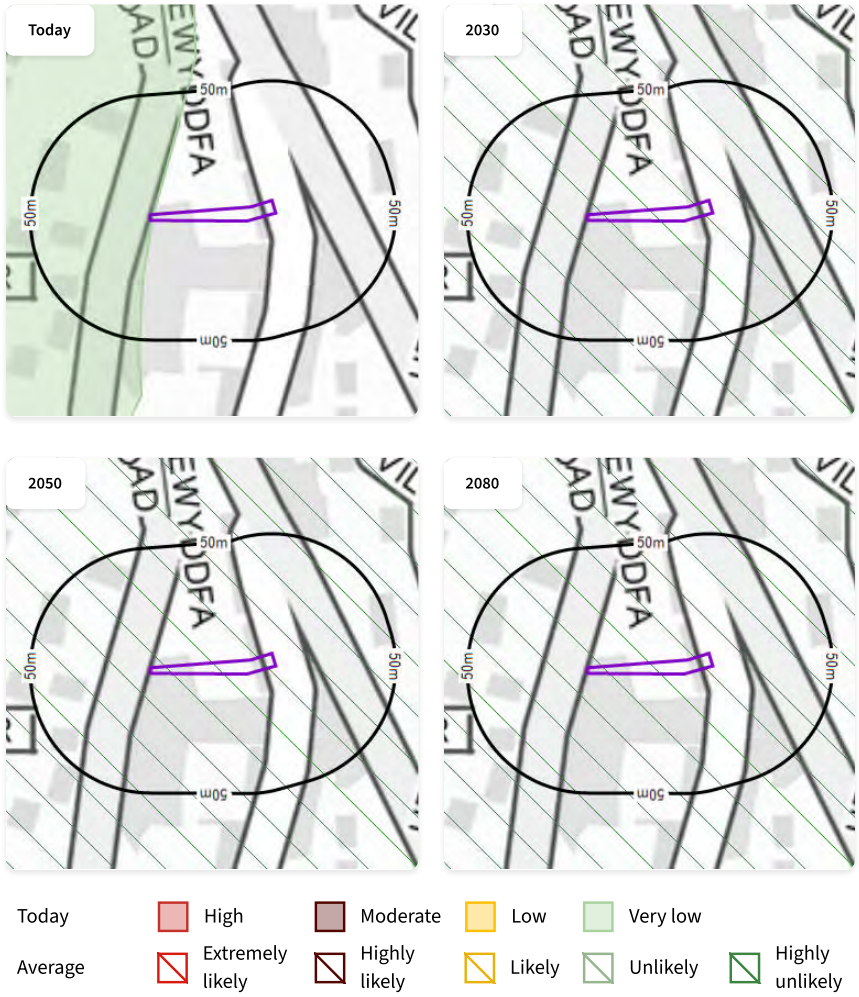
| Return period | RCP 2.6 | RCP 4.5 | RCP 8.5 |
|---|---|---|---|
| 1/75 | Negligible | Negligible | Negligible |
| 1/200 | Negligible | Negligible | Negligible |
| 1/1000 | Negligible | Negligible | Negligible |

## 2080

| Return period | RCP 2.6 | RCP 4.5 | RCP 8.5 |
|---|---|---|---|
| 1/75 | Negligible | Negligible | Negligible |
| 1/200 | Negligible | Negligible | Negligible |
| 1/1000 | Negligible | Negligible | Negligible |

# Climate change: Ground stability

Back to summary




## Today

Very Low

## 2030

| Drier | Average | Wetter |
|---|---|---|
| Highly Unlikely | Highly Unlikely | Highly Unlikely |

## 2050

| Drier | Average | Wetter |
|---|---|---|
| Highly Unlikely | Highly Unlikely | Highly Unlikely |

## 2080

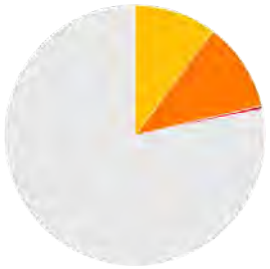
| Drier | Average | Wetter |
|---|---|---|
| Highly Unlikely | Highly Unlikely | Highly Unlikely |

# Climate change: Heat stress

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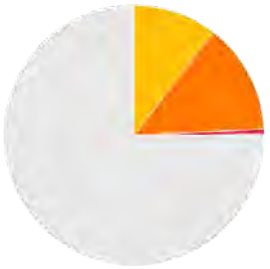
## Percentage of days spent in heatwave conditions

Today 21.7%



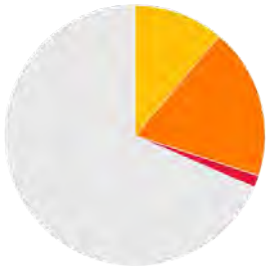
Low 10.2% Medium 11.1% High 0.4%

2030 24.7%



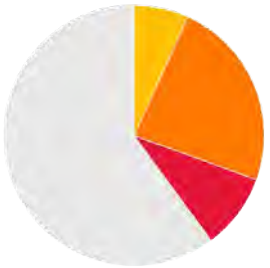
Low 10.4% Medium 13.8% High 0.6%

2050 31.4%



Low 11.2% Medium 18.8% High 1.5%

2080 39.9%



Low 6.8% Medium 23.7% High 9.4%

## Thresholds for your location

Temperatures above 35 °C are classified as high severity, above 28 °C are medium severity. Temperatures below the medium threshold are low severity.

This data shows the percentage and number of days spent in heatwave conditions at low, medium or high severity, for today and 3 additional time periods.

| Today | Total | Low | Medium | High |
|---|---|---|---|---|
| Percentage | 21.7% | 10.2% | 11.1% | 0.4% |
| Days in heatwave | 79 days | 37 days | 40 days | 2 days |

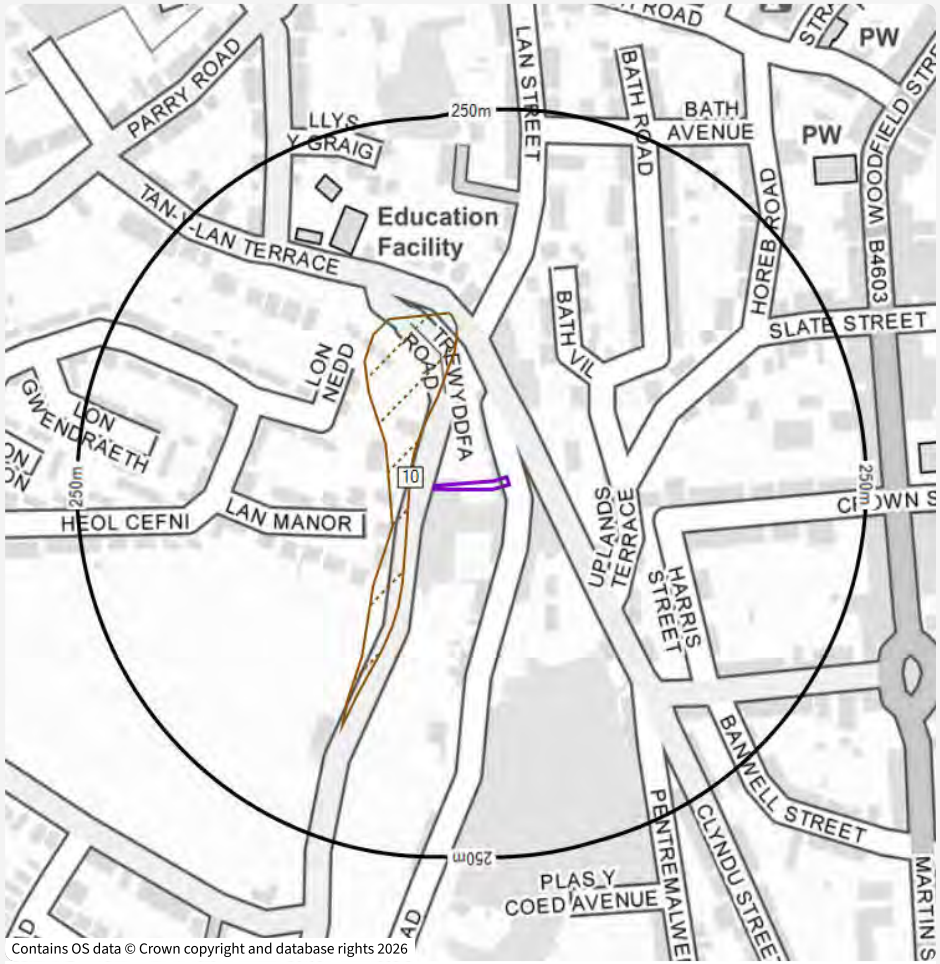
| 2030 | Total | Low | Medium | High |
|---|---|---|---|---|
| Percentage | 24.7% | 10.4% | 13.8% | 0.6% |
| Days in heatwave | 90 days | 38 days | 50 days | 2 days |

| 2050 | Total | Low | Medium | High |
|---|---|---|---|---|
| Percentage | 31.4% | 11.2% | 18.8% | 1.5% |
| Days in heatwave | 115 days | 41 days | 68 days | 5 days |

| 2080 | Total | Low | Medium | High |
|---|---|---|---|---|
| Percentage | 39.9% | 6.8% | 23.7% | 9.4% |
| Days in heatwave | 146 days | 25 days | 87 days | 34 days |

# Ground stability: Natural factors

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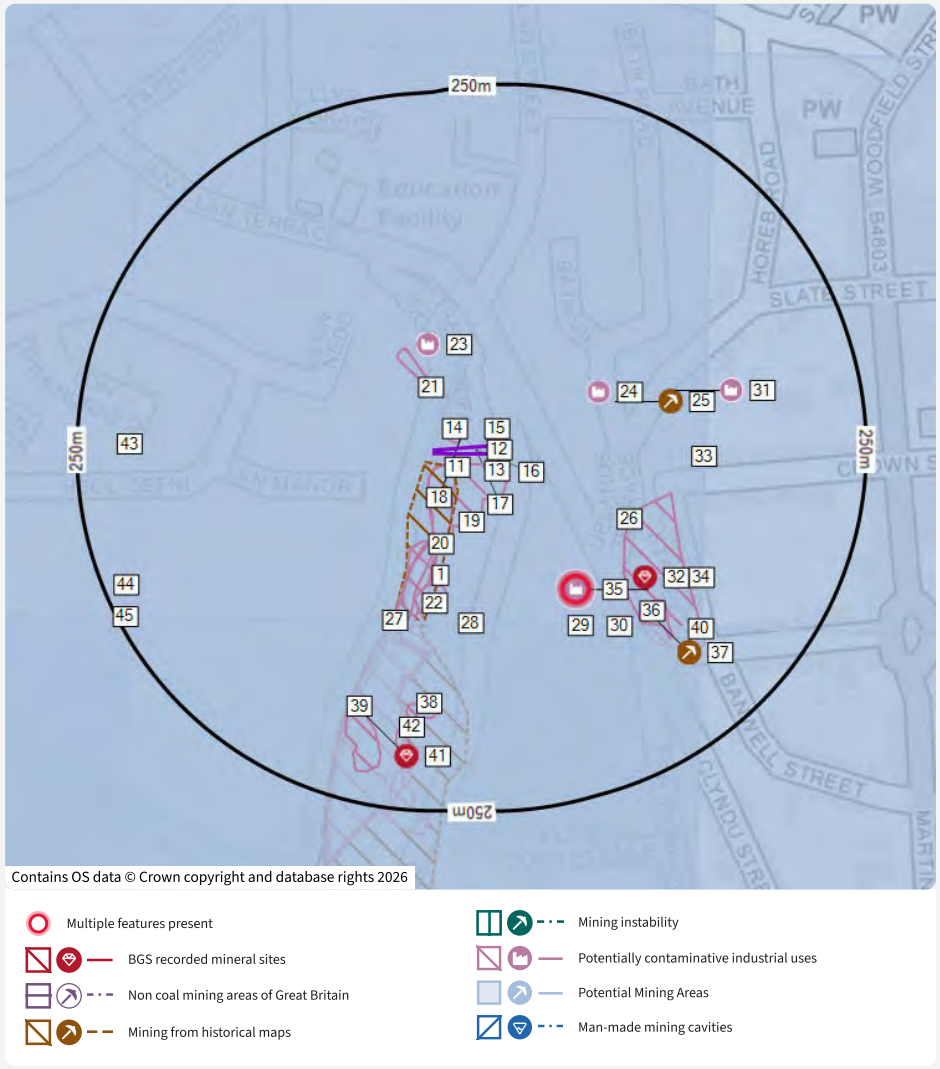



## Natural factors

| Id | Details | Distance | Contact |
|---|---|---|---|
| **Potential for landslide ground stability hazards** | | | |
| 10 | Classification: Moderate Potential for Landslide | 18m W | 4 |

# Ground stability: Mining

Back to summary




## Mining

| Id | Details | Distance | Contact |
|---|---|---|---|
| **Potential mining areas** | | | |
| 12 | Reference: Not Supplied<br>Name: Clase<br>Commodity: Coal; Seam unnamed<br>Last Worked: 1831<br>Boundary Quality: Derived | 0m N | 2 |
| 12 | Reference: Not Supplied<br>Name: Clyndu<br>Commodity: Coal; Five Feet<br>Last Worked: 1847<br>Boundary Quality: Derived | 0m N | 2 |
| 12 | Reference: Not Supplied<br>Name: Clyndu<br>Commodity: Coal; Five Feet<br>Last Worked: Not Supplied<br>Boundary Quality: Derived | 0m N | 2 |
| 12 | Reference: Not Supplied<br>Name: Clyndu<br>Commodity: Coal; Five Feet<br>Last Worked: Not Supplied<br>Boundary Quality: Derived | 0m N | 2 |
| 13 | Reference: 10492<br>Name: Copper<br>Commodity: Coal; Two Feet; Three Feet; Six Feet<br>Last Worked: 1931<br>Boundary Quality: Derived | 0m N | 2 |

# Ground stability: Mining

Back to summary

## Mining

| Id | Details | Distance | Contact |
|---|---|---|---|
| 13 | Reference: 10493<br>Name: Copper<br>Commodity: Coal; Two Feet; Three Feet; Five Feet; Six Feet; Seams unnamed<br>Last Worked: 1839-1920<br>Boundary Quality: Derived | 0m N | 2 |
| 13 | Reference: 3519<br>Name: Morriston<br>Commodity: Coal; Six Feet; Three Feet; Two Feet<br>Last Worked: 1896<br>Boundary Quality: Derived | 0m N | 2 |
| 14 | Reference: Not Supplied<br>Name: Pentrefelen (Pen-Rhiw-Felen)<br>Commodity: Coal; Seams unnamed<br>Last Worked: Not Supplied<br>Boundary Quality: Derived | 0m N | 2 |
| 15 | Reference: 3116<br>Name: Pentrefelen<br>Commodity: Coal; Five Feet; Six Feet; Three Feet<br>Last Worked: 1893<br>Boundary Quality: Derived | 0m N | 2 |
| 15 | Reference: 10998<br>Name: Pentrefelen<br>Commodity: Coal; Three Feet; Five Feet; Six Feet<br>Last Worked: 1863-1892<br>Boundary Quality: Derived | 0m N | 2 |

## Mining

| Id | Details | Distance | Contact |
|---|---|---|---|
| 16 | Reference: 11011<br>Name: Pentre<br>Commodity: Coal; Two Feet; Three Feet; Six Feet<br>Last Worked: 1865<br>Boundary Quality: Derived | 0m N | 2 |
| 17 | Reference: Not Supplied<br>Name: Landore<br>Commodity: Coal; Five Feet and Seams unnamed<br>Last Worked: Not Supplied<br>Boundary Quality: Derived | 0m N | 2 |
| 28 | Reference: Not Supplied<br>Name: Graig-Yr-Park<br>Commodity: Coal; Seam unnamed<br>Last Worked: Not Supplied<br>Boundary Quality: Derived | 119m S | 2 |
| 28 | Reference: Not Supplied<br>Name: Graig<br>Commodity: Coal; Graigola<br>Last Worked: 1873<br>Boundary Quality: Derived | 119m S | 2 |
| 29 | Reference: Not Supplied<br>Name: Park or Graig-Yr-Park<br>Commodity: Coal; Penvilia Five Feet<br>Last Worked: 1841<br>Boundary Quality: Derived | 119m S | 2 |

# Ground stability: Mining

Back to summary

## Mining

| Id | Details | Distance | Contact |
|---|---|---|---|
| 28 | Reference: Not Supplied<br>Name: Park or Graig-Yr-Park<br>Commodity: Coal; Five Feet<br>Last Worked: 1840<br>Boundary Quality: Derived | 119m S | 2 |
| 30 | Reference: Not Supplied<br>Name: Pentre<br>Commodity: Coal; Two Feet; Three Feet; Four Feet; Five Feet; Six Feet; Hughes<br>Last Worked: Not Supplied<br>Boundary Quality: Derived | 119m S | 2 |
| 33 | Reference: Not Supplied<br>Name: Tir Canol<br>Commodity: Coal; Five Feet; Four Feet<br>Last Worked: 1865<br>Boundary Quality: Derived | 137m E | 2 |
| 34 | Reference: Not Supplied<br>Name: Morriston or Pwll Scaton<br>Commodity: Coal; Seam unnamed<br>Last Worked: Not Supplied<br>Boundary Quality: Derived | 137m E | 2 |
| 34 | Reference: Not Supplied<br>Name: Tyrarnallt<br>Commodity: Coal; Seam unnamed<br>Last Worked: 1830<br>Boundary Quality: Derived | 137m E | 2 |

## Mining

| Id | Details | Distance | Contact |
|---|---|---|---|
| 34 | Reference: Not Supplied<br>Name: Tir Canol<br>Commodity: Coal; Four Feet; Five Feet<br>Last Worked: 1877<br>Boundary Quality: Derived | 137m E | 2 |
| 40 | Reference: 8399<br>Name: Copper<br>Commodity: Coal; Hughes<br>Last Worked: 1925<br>Boundary Quality: Derived | 184m SE | 2 |
| 43 | Reference: 5782<br>Name: Cwmgelly<br>Commodity: Coal Five Feet<br>Last Worked: 1911<br>Boundary Quality: Derived | 214m W | 2 |
| 43 | Reference: Not Supplied<br>Name: Trewydd and Clase<br>Commodity: Coal; Seam unnamed<br>Last Worked: 1859<br>Boundary Quality: Derived | 214m W | 2 |
| 44 | Reference: 9968<br>Name: Waunwilt<br>Commodity: Coal; Hafod or Waunwilt (Waunwylt)<br>Last Worked: 1920<br>Boundary Quality: Derived | 214m W | 2 |

# Ground stability: Mining

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## Mining

| Id | Details | Distance | Contact |
|---|---|---|---|
| 45 | Reference: 7987<br>Name: Clase<br>Commodity: Coal; Swansea Five Feet<br>Last Worked: 1923<br>Boundary Quality: Derived | 244m SW | 2 |
| 45 | Reference: Not Supplied<br>Name: Trewydd<br>Commodity: Coal; Seam unnamed<br>Last Worked: Not Supplied<br>Boundary Quality: Derived | 244m SW | 2 |
| 45 | Reference: Not Supplied<br>Name: Clase and Bedlum<br>Commodity: Coal; Five Feet<br>Last Worked: 1852<br>Boundary Quality: Derived | 244m SW | 2 |
| 45 | Reference: Not Supplied<br>Name: Cefngyfelach<br>Commodity: Coal; Three Feet; Five Feet; Six Feet<br>Last Worked: 1894-1903<br>Boundary Quality: Derived | 244m SW | 2 |

## Mining

| Id | Details | Distance | Contact |
|---|---|---|---|
| **BGS recorded mineral sites** | | | |
| 32 | Reference: 154178<br>Name: Cwmbath<br>Site Type: Underground<br>Operator: Unknown Operator<br>Status: Ceased<br>Location: Harris Street, Morriston, Gorseinon, Swansea, West Glamorgan<br>Positional Accuracy: Located by supplier to within 10m | 132m SE | 4 |
| 41 | Reference: 154131<br>Name: Bryn Rock House<br>Site Type: Opencast<br>Operator: Unknown Operator<br>Status: Ceased<br>Location: Gorseinon, Swansea, West Glamorgan<br>Positional Accuracy: Located by supplier to within 10m | 189m SW | 4 |
| **Potentially contaminative industrial uses (past land use) - mining** | | | |
| 1 | Description: Mining of coal & lignite<br>Map: 1884 | 7m SW | 2 |
| 25 | Description: Mining of coal & lignite<br>Map: 1884 | 81m E | 2 |
| 37 | Description: Mining of coal & lignite<br>Map: 1884 | 148m SE | 2 |
| **Mining from historical maps** | | | |
| 27 | Classification: Quarry<br>Industry Type: Extraction<br>Latest Map Date: N/A | 119m SW | 2 |

# Ground stability: Mining

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## Mining

| Id | Details | Distance | Contact |
|---|---|---|---|
| **Mining from historical maps** | | | |
| 36 | Classification: Unspecified Pit<br>Industry Type: Extraction<br>Latest Map Date: N/A | 145m SE | 2 |
| 18 | Classification: Quarry<br>Industry Type: Extraction<br>Latest Map Date: Not Applicable | 4m NW | 2 |
| 22 | Classification: Quarry<br>Industry Type: Extraction<br>Latest Map Date: Not Applicable | 62m S | 2 |
| 31 | Classification: Colliery<br>Industry Type: Extraction<br>Latest Map Date: Not Applicable | 124m E | 2 |
| 35 | Classification: Shaft<br>Industry Type: Extraction<br>Latest Map Date: Not Applicable | 141m SE | 2 |
| 38 | Classification: Unspecified Quarry<br>Industry Type: Extraction<br>Latest Map Date: Not Applicable | 175m S | 2 |
| 20 | Classification: Quarry<br>Industry Type: Extraction<br>Latest Map Date: Not Applicable | 7m SW | 2 |
| 24 | Classification: Mining<br>Industry Type: Extraction<br>Latest Map Date: Not Applicable | 74m NE | 2 |

## Mining

| Id | Details | Distance | Contact |
|---|---|---|---|
| **Mining from historical maps** | | | |
| 35 | Classification: Shaft<br>Industry Type: Extraction<br>Latest Map Date: Not Applicable | 139m SE | 2 |
| 39 | Classification: Quarry<br>Industry Type: Extraction<br>Latest Map Date: Not Applicable | 184m SW | 2 |
| 42 | Classification: Quarry<br>Industry Type: Extraction<br>Latest Map Date: Not Applicable | 192m S | 2 |
| 19 | Classification: Quarry<br>Industry Type: Extraction<br>Latest Map Date: Not Applicable | 7m S | 2 |
| 26 | Classification: Colliery<br>Industry Type: Extraction<br>Latest Map Date: Not Applicable | 97m SE | 2 |
| 35 | Classification: Shaft<br>Industry Type: Extraction<br>Latest Map Date: Not Applicable | 139m SE | 2 |
| 11 | Classification: Quarry<br>Industry Type: Extraction<br>Latest Map Date: Not Applicable | 0m N | 2 |
| 21 | Classification: Unspecified Pit<br>Industry Type: Extraction<br>Latest Map Date: Not Applicable | 43m NW | 2 |

# Ground stability: Mining

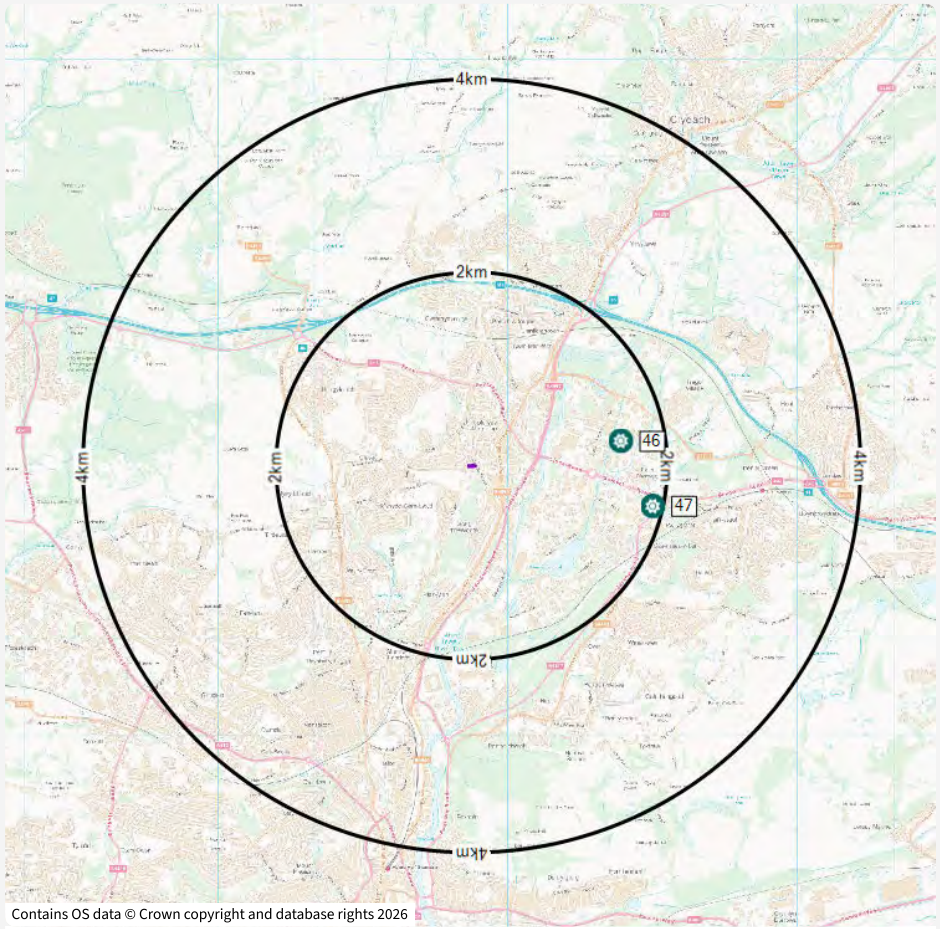
Back to summary

## Mining

| Id | Details | Distance | Contact |
|---|---|---|---|
| **Mining from historical maps** | | | |
| 23 | Classification: Unspecified Shaft<br>Industry Type: Extraction<br>Latest Map Date: Not Applicable | 74m NW | 2 |

# Energy & Infrastructure: Renewable Energy

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## Solar energy

### Planning applications

| Id | Details | Status | Distance |
|---|---|---|---|
| 46 | Name: Eurofoods Building<br>Reference: 2019/0331/FUL<br>Installed capacity (MWe): 0.6<br>Contractor: Eurofoods Group<br>Address: Blakemore Wholesale, Clarion Close, Swansea Enterprise Park, Swansea, West Glamorgan<br>Local Planning Authority: Swansea | Planning Permission Granted | 1545m E |
| 47 | Name: Tesco Extra, Nantyffin Road - Solar Panels<br>Reference: 2026/0669/PLD<br>Installed capacity (MWe): 0.67<br>Contractor: Tesco Plc<br>Address: Tesco Extra Nantyffin Road Swansea Enterprise Park<br>Local Planning Authority: Swansea | Planning Permission Granted | 1902m E |

# Appendices


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# Report limitations

This report has been prepared on the understanding that it is to be used for an individual residential property transaction and should not be used or relied upon in a commercial property transaction, or if development is planned at the property. The report is a desktop review of information provided by the client and from selected private and public databases. It does not include a site investigation, nor are specific information requests made of the regulatory authorities for any relevant information. Therefore, Landmark cannot guarantee that all issues of concern will be identified by this report, or that the data and information supplied to it by third parties is accurate and complete. We do not accept responsibility for inaccurate data provided by external data providers

The methodology for the contaminated land risk assessment and the conclusions drawn therefrom are the responsibility of Landmark Information Group Ltd.

The flood risk section includes an assessment of surface water flooding which examines the risk of the general drainage network overflowing during periods of extreme rainfall. This report does not make a detailed site-specific assessment of the suitability of the existing drainage on the property. If this is required, then a site survey should be considered. The assessment of pluvial flooding does not take into account particular local or temporary factors that may cause surface water flooding such as the blockage or failure of structures on or within watercourses, drains, foul sewers, water mains, canals and other water infrastructure; and any history of drains flooding at the property or in the locality. Surface water flooding can occur before surface water reaches the general drainage network, for example on hills and inclines. Environment Agency flood data does not include flood risk from very small catchments, as models of such small-scale catchments are not considered to be reliable for UK-wide flood risk assessments. The potential impact of climate change on flood risk to the property would require further study. When answering any questions within this report, current applicable legislation is taken into account. The data used in this report may have inherent limitations and qualifications.

The Energy & Infrastructure section has been designed to satisfy standard due-diligence enquiries for residential and commercial sites. It is a ‘remote’ investigation and reviews databases of publicly available information that have been chosen to enable a desk-based analysis of key infrastructure projects. The report does not include data on all UK energy and Infrastructure projects, nor does Landmark make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, Landmark cannot guarantee that all land uses or factors of concern will have been identified by the report.

Landmark is unable to comment directly with regards to the potential effect these key energy or infrastructure projects will have on the value of nearby properties. We would recommend contacting an appropriate surveyor who can provide a valuation.

While every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data. We do not accept responsibility for inaccurate data provided by external data providers.

# Useful information

## Contaminated land

### Landfill and Waste

At present no complete national data set exists for landfill site boundaries, therefore, a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear for Registered Landfill data, Landmark construct either a 100 metre or 250 metre 'buffer' around the point to warn of the possible presence of landfill. The size of this 'buffer' relates to the positional accuracy that can be attributed to the site. The 'buffer' is shown on the map as a red hatched area. For further information regarding landfill sites identified in the report, please contact the relevant agency or authority referenced in the Useful Contacts section.

The British Geological Survey ( BGS) hold records of over 3,000 landfill sites that accepted waste prior to the Control of Pollution Act (COPA) 1974. These were not subject to any strict regulation or monitoring.

Permitted Waste Sites and Environmental Permitting Regulations - Waste cover current or recently current consents issued for landfill sites, waste transfer, treatment or disposal sites by the relevant agency, under Section 64 of the Environmental Protection Act 1990 (Part 2) and prescribed by regulation 10 of SI No. 1056 of the Waste Management Licensing Regulations 1994.

### Authorised Industrial Processes

Identified discharge consents could be for storm water discharges, soakaways or septic tanks. If a radioactive substance licence has been identified the consent band will be given under enquiries and replies. Consents fall into one of four bands: Band 1 and 2 Nuclear licenced sites authorised by the Nuclear Installations Inspectorate e.g. nuclear power stations Band 3 Site registered/authorised to accumulate and dispose of radioactive materials, only non-nuclear operations are carried out on site e.g. hospitals Band 4 Sites registered to keep and use radioactive material e.g. laboratories, universities, commercial premises using appliances such as monitoring equipment, alarm systems, tritium lighting etc.

Data supplied for Explosive Sites, Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS) contains public sector information published by the Health and Safety Executive and licenced under the Open Government Licence.

### Historical Land Uses

This data relates to categories of potentially contaminative land uses that have been identified by the analysis of selected Ordnance Survey historical mapping. The published date (range of dates) of the map (s) and the distance from the centre of search to the nearest point of the feature is given.

Further details of the extent of the site or its activities are not available. Should you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library.

Potentially infilled land has been identified when a 'cavity' (a hole made by an extractive industry or natural occurrence e.g. pond) was indicated on a historic map but there was no evidence of its existence in the last available map for the area. No details of what may have been used to fill the cavity or exactly when or if it was filled are available from the mapping.

The point locations of historical tanks and energy facilities are identified from the text on Ordnance Survey 1:1250 and 1:2500 scale mapping published between 1943 and 1996, based upon a predetermined list of abbreviations, e.g. El Sub (Electricity Sub-station) and F Stn (Filling Station). The position of the point has been located at the centre of the identified text so that it would be within approximately 30 meters of the feature it was describing. The features themselves are related to energy and petroleum storage and cover the following: tanks, petrol storage, potential tanks (at depots etc.), electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features. NB: It should be noted that the Ordnance Survey abbreviation for tank (tk) is the same as that for tracks. Therefore some of the captured text may relate to tracks and not tanks when the exact nature of the feature is not clear from the mapping.

## Flood

### Flood

The Envirosearch Residential report includes a desktop flood risk screening report, designed to satisfy the concerns raised by the Law Society Practice Note and to enable home buyers and property professionals to assess the risk of flooding at residential sites.

It examines two key areas:

(1) the overall risk of flooding at a property taking into account any flood defences present (where information about defences is available). It should be noted that a residual risk of flooding may remain if such defences were to fail owing to extreme weather conditions, over-topping or poor maintenance. In addition, it should be noted that flood defences do not generally offer protection against groundwater or surface water flooding.

(2) how flood risk affects the availability of insurance for a property. Where no flood defences are present or where no information about defences is available, the overall risk rating provides a worst case scenario which may be alleviated by smaller scale local flood defences or recently constructed flood defences not currently registered by the relevant agency.

Where several flood risks have been identified, the report highlights the highest risk and details the information Landmark consider should be drawn to your attention as part of the conveyancing transaction.

# Useful information

However, other flood risks may be present.

The Landmark Flood report is a general-purpose indicative screening tool and is intended to provide a useful initial analysis for a residential conveyancing transaction. It does not provide an alternative to a property specific assessment, such as the Flood Solutions Consult Report, which should be used when this report suggests 'Further Action'.

### The Individual Flood Risks

The individual flood risk gauges on the front page highlight the individual river, coastal, surface water, ground water, historic flood event and water features flooding risk at the property, taking into consideration any information on flood defences where available. These risks are used to determine the overall flood risk to the property. The individual flood risks are demonstrated in the gauges as follows:

| | |
|---|---|
| **High**<br>**Moderate To High** | Landmark consider the individual flood risk to be significant. This is because there is a potential flood risk that would be likely to occur fairly frequently, or the predicted depth of any flood event would result in significant impact and/or there is information to suggest a flood has happened in the past. It is recommended that you refer to the Overall Flood Risk and take note of the Professional Opinion and Recommendations as further action will be required. |
| **Moderate** | Landmark consider the individual flood risk to be moderate. This is either because of a potential flood that is likely to occur with moderate frequency, or because the predicted depth of potential flooding at the property is likely to be shallow and insufficient to cause a significant issue. It is recommended that you check the Overall Flood Risk result and refer to the Professional Opinion and Recommendations for guidance and next steps. |
| **Low To Moderate** | This describes areas that Landmark consider are at low to moderate risk flooding. These are areas where we have found some indication of potential flood risk, however any resulting flooding would be expected to be infrequent or have a low predicted depth. It is recommended that you check the Overall Flood Risk to the property as this may differ from the individual flood risks. |
| **Low** | This describes areas that Landmark consider are at low risk of flooding. These are areas where there may be some indications of potential flood risk, however any flooding would be expected to be very infrequent or have a very low predicted depth. It is recommended that you check the Overall Flood Risk to the property as this may differ from the individual flood risks. |

Flooding can usually be managed by the installation of flood protection measures, either on or within the building or across the property. Flood protection measures can be divided into two categories; flood resistance and flood resilience.

Flood resistance measures: physical barriers designed to keep water out of your house, such as flood doors, air brick covers and non-return valves. Temporary flood resistance products are those that need deploying (fitting or activating) prior to flooding arriving, whereas permanent flood resistance products do not need activating.

Flood Resilience measures: these reduce flood damage in situations where water is allowed to enter, such as raising electrical sockets, the use of resilient plaster.

The flood source, likely depths and property design and age will inform the best choice of permanent resistance, temporary resistance or resilience. Other factors will play a part in the decision making process, such as cost, visual impact, ease of deployment and product performance. The best answer for your home will most likely involve a combination of products.

This report is not a Flood Risk Assessment, and should you be developing the property a more in depth report may be required by the Planning authority.

### Flood protection measures

Flooding can usually be managed by the installation of flood protection measures, either on or within the building or across the property. Flood protection measures can be divided into two categories; flood resistance and flood resilience.

Flood resistance measures: physical barriers designed to keep water out of your house, such as flood doors, air brick covers and non-return valves. Temporary flood resistance products are those that need deploying (fitting or activating) prior to flooding arriving, whereas permanent flood resistance products do not need activating.

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The flood source, likely depths and property design and age will inform the best choice of permanent resistance, temporary resistance or resilience. Other factors will play a part in the decision making process, such as cost, visual impact, ease of deployment and product performance. The best answer for your home will most likely involve a combination of products.

Please refer to the Know Your Flood Risk website for further information and suppliers of protection and resilience measures: www.knowyourfloodrisk.co.uk/flood-advice-guidance

## Preparation for a flood event

# Useful information

### Flood Action Plan

Preparing a Flood Action Plan will help ensure the safety of everyone, minimise the disruption that you may suffer and reduce damage to important items. The flood plan should comprise of a simple check list for you to follow should a flood event be expected. You can create your own personal Flood Action Plan by visiting the Environment Agency website at www.gov.uk/prepare-for-flooding/future-flooding. Alternatively, visit your Local Authority's website.

A Flood Action Plan should include:

- Contact numbers for utility providers (gas, electricity, water), insurance providers, local authority, and other important contacts (family, friends, etc.)
- A list of important items that you can move upstairs or to a safe place before an event (pets, cars, electrical equipment, heirlooms, furniture)
- Where the utility shut-off points are and how to operate them
- What Property Level Protection measures to install and where
- Where the emergency flood kit is and what it should comprise of
- Practical advice on appropriate actions to take during a flood (store as much drinkable water as possible, block sinks and toilets, tune into your local radio station for updates)
- Practical advice on appropriate actions to take after a flood has occurred (take photos and videos of damage, contact insurance providers, contact utilities to check that central heating, water, and electrics are working properly)

## Flood Action Groups

As well as protecting your property and preparing yourself for a flood, as a local community you can set up a flood action group. Flood action groups across England and Wales are proving to be very successful ways in raising awareness and engaging communities in responding to flood risk. This is done through engagement, increasing resource, applying for grant schemes and working in partnership with relevant Agencies and Authorities. The advice, support and assistance provided by Agencies and Authorities can be helped by local knowledge to better help reduce or mitigate flood risk. For guidance on how to create a flood action group in your community please visit the National Flood Forum's website at www.nationalfloodforum.org.uk/flood-risk-community-groups/how-to-form-a-flood-action-group.

## Flood Re

At the start of April 2016 the flood insurance market changed. Flood RE opened for business, allowing many flood risk prone residential properties access to affordable flood insurance. All other properties (including most leasehold homes and all commercial property) are exposed to a fully risk-based flood insurance market, perhaps for the first time.

It is therefore important to understand in advance of exchanging contracts whether that property has a flood risk, which is likely to make insurance more expensive, or even impossible to obtain.

Such insurance implications may make getting a mortgage more difficult, which may jeopardise the proposed transaction. Alternatively, the cost implications of dealing with the potential flooding may lead to the property price being discounted.

### So what is Flood RE?

Flood RE is a scheme developed by the insurance industry with the approval of Government. It is an independent organisation and is neither run by nor funded by Government (though it does report to Parliament on the way the scheme is working). The Flood RE scheme is designed to ensure that affordable flood cover remains available to most residential homes for a 25 year period and to soften the transition to fully risk-reflective pricing.

Flood RE also hopes to encourage competition between insurers to offer better terms for flood insurance. Insurers who write flood risk business in the UK must be members of Flood RE. They can then choose whether or not to cede to Flood RE the flood part of home insurance policies (buildings or contents) bought by their customers. Each insurer is free to set the benchmarks at which it will offer flood insurance itself, or cede the business to Flood RE, or perhaps refuse to offer flood cover at all. So there will be variations in the level of flood risk to the property which will result in Flood RE's involvement. Flood RE offers the insurer who cedes the business both capped premiums (set by reference to the property Council Tax band) and capped excess for the cover. Both will rise over the lifetime of the scheme, with the capped premiums rising in line with CPI. Flood RE will deal only with the insurer, not with the insured. See www. floodre.co.uk

## Radon

Due to the nature of way the information is gathered, your property/site may have more than one probability of radon attributed to it. We report the worst case scenario on the property/site you have provided. This information is an estimate of the probability that a property /site in Great Britain is at or above the 'Action Level' for radon (the level at which Public Health England recommends that radon levels should be reduced, those with an average of 200 Bq m-3 or more). This information satisfies CON29 Standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area and can also be used to advise house buyers and sellers in Scotland. Where the property/site is a new build, this information provides information on the level of protection required for new buildings under BR211 (Scivyer, 2007) Radon: Guidance on protective measures for new buildings and BR376 (BRE, 1999) Radon: Guidance on protective measures for new dwellings in Scotland.

# Useful information

Public Health England advises that radon gas should be measured in all properties within radon Affected Areas and that homes with radon levels above the Action Level (200 Bq m-3) should be remediated, and when achievable to below the Target Level of 100 Bq m-3. Householders with levels between the Target Level and Action Level should seriously consider reducing their radon level, especially if they are at greater risk, such as if they are current or ex smokers. Whether or not a home is in fact above or below the Action Level or Target Level can only be established by having the building tested. Public Health England provides a radon testing service which can be accessed at www.ukradon.org.

Indoor radon levels can usually be substantially reduced at a low cost comparable to many home improvements, such as replacing carpets. Details of methods of reducing radon levels are given on the Building Research Establishment Website. http://www.bre.co.uk/radon.

## Climate change

### What are the risks

**Physical risks:** result from climatic events. You may face more frequent severe weather events such as flooding, drought and storms. Gradual onset of these environmental changes as a result of climate change could have an adverse impact.

**Transition risks:** result from changes in behaviour including government policy as the UK transitions to a low-carbon economy.

### What are climate risks?

The Impacts from climate change could affect UK companies in many ways. Both the UK Government and the Bank of England have advocated climate related disclosures, which was set out by the Task Force for Climate Related Financial Disclosures in their 2017 recommendations.

### UKCP18

UK Climate Projections 2018 (UKCP18) is the Met Office's climate projection tool for the UK, which is the update from UKCP09. The data provides probabilistic scenarios for how the climate of the UK may change over the 21st Century. The Met Office states that the tools have been designed to help decision-makers assess their exposure to the climate.

Source: https://www.metoffice.gov.uk/research/approach/collaboration/ukcp/about/what-is-ukcp

**Representative Concentration Pathways (RCPs)**

| Representative Concentration Pathways (RCPs) | Change in Temperature (C) by 2081-2100 | Description |
|---|---|---|
| RCP2.6 | 1.6 (0.9-2.3) | Emissions strongly reduced |
| RCP4.5 | 2.4 (1.7-3.2) | Mitigation implemented but Paris Agreement missed (IPCC moderate scenario) |
| RCP6.0 | 2.8 (2.0-3.7) | 2nd medium emission stabilisation pathway |
| RCP8.5 | 4.3 (3.2-5.4) | Emissions continue to grow unmitigated |

### Stress Testing

As the future climate scenario is unknown and may change in future, in some instances alongside the assessment we have also provided other scenarios in the Data Appendix to assist with other decision making.

### The Paris Agreement

Goal 13 of the UN Sustainable Development Goals calls for urgent action to combat climate change. The Paris Agreement on climate change officially entered into force on 4th November 2016. As of 2020, 195 signatories and 189 countries have joined the Paris Agreement.

The agreement pledges that signatories will take steps to limit temperature rise to well below 2°C by 2050. Both the EU and the UK have pledged climate action and have now written into law that they will have net-zero greenhouse gas emissions by 2050.

### Task Force for Climate Related Financial Disclosure (TCFD) Recommendations

Understanding future climate risk requires consideration as part of the 'Task Force for Climate Related Financial Disclosures' (TCFD Recommendations). Within the recommendations, risk management is an integral step where organizations are expected to identify, assess and manage climate related risks.

These recommendations are fast becoming the linchpin of best practice, at an industry and national policy level. The Better Building Partnership (BBP) is a collaboration of the UK's leading commercial property owners. Its members have signed a ground-breaking commitment to deliver net zero carbon real estate

# Useful information

portfolios by 2050. Member organisations are also committing to developing climate change resilient strategies in line with the TCFD Recommendations.

https://www.betterbuildingspartnership.co.uk/property-owners-make-groundbreaking-climate-change-commitment

### Transition risks for built environment

The Government are committed to net zero emissions by 2050. In order to achieve this target, the Government are looking at ways the UK can reduce its emissions in all sectors. One of these has been a focus on buildings. The UK has nearly 30 million buildings (27 million of which are residential) and include some of the oldest building stock in Europe. Heating and powering buildings currently accounts for 40% of the UK's total energy usage. Therefore, there is a need to improve the energy efficiency of our homes and buildings

The Future Homes and Buildings Standard is not due to be implemented until 2025, however through consultations, Parts L (conservation of fuel and power) and F (ventilation) of the Buildings Regulations for new dwellings were changed in 2021. From 2025, new homes built after this time, will produce 75%-80% less carbon emissions than homes delivered under the old regulations.

Existing homes and some home improvements will also be subject to higher standards, but these will only come when the occupants wants to make thermal upgrades or if building an extension. These are already being asked for. Part L for example requires changes in ventilation. For existing domestic buildings, background ventilations should be fitted to all replacement windows.

There will also be a phase out of gas boilers. The sale of new gas boilers will be prohibited from 2025 and they will be replaced by heat pumps and – depending how the technology develops- hydrogen boilers.

## Planning: Applications

### What is a planning application?

A planning application is a request for approval from your local authority for you to carry out some form of development or change to property or land. You apply to your local authority to obtain this permission, known as Planning Permission.

### Is Planning Permission needed?

Most changes will require planning permission from your local authority, but some forms of development may fall within 'permitted development rights' and not require planning permission. The types of development allowed under these rights can depend on your local authority and additional factors such as whether the property is in a conservation area or national park. Common types of permitted development are small alterations and minor extensions to residential dwellings. Information about the types of development allowed under your permitted development rights is available from the Planning Portal (details below) or from your local planning authority (see the Contacts page).

If you are considering any development, it is advisable to contact your local planning authority to check if planning permission is required for the intended works. Your local planning authority may also have a useful duty planner service or provide pre-application advice, although there could be a charge for this.

### Applying for Permission

If planning permission is required, an application is made to the local planning authority. The type of application and supporting information required will depend on the scale of works proposed.

Once an application has been made the local authority may notify relevant parties, such as immediate neighbours, and the application may be advertised locally for a consultation period. Public comments can then be made on the application for consideration by the local planning authority.

### Planning Decisions

A planning officer will consider the application and any supporting information and make a recommendation for approval or refusal. Depending on the type of application the final decision may be made by the officer through 'delegated powers', or the information could be passed to a planning committee.

The local authority will explain the reasons for refusing any applications. The applicant could then choose to re-submit the application with amendments. The result can also be appealed through the planning inspectorate; however, this can be a complicated and costly procedure and would not normally be undertaken without obtaining further professional guidance.Consequently, where an application is listed in this report as refused it may later be granted on appeal. Therefore, if an application within this report concerns you, we would strongly advise you to find out more from your local planning authority.

Planning applications are usually decided within 8 weeks of the application date, although this can be extended to 13 weeks where the application is large or complex. Unless acted upon a planning permission will lapse after either 3 or 5 years, depending on whether it is an 'outline' or 'full' (sometimes called 'detail') application.

### Helpful Resources

http://www.planningportal.gov.uk - The Planning Portal is the governmental planning information website. You can access guides about the planning system and also submit applications through this website.

# Useful information

| Use Classes | | |
|---|---|---|
| **Use Class** | **Category Description** | **Notes** |
| A1 | Shops | General retail |
| A2 | Financial and Professional Services | e.g banks, estate agents etc. |
| A3 | Restaurants and cafes | |
| A4 | Drinking establishments | Pubs/wine bars (not nightclubs) |
| A5 | Hot food takeaways | |
| B1 | Business | Offices etc. (not those that fall within A2 e.g.Estate agents |
| B2 | General industry | |
| B8 | Storage or distribution | Warehouses etc. |
| C1 | Hotels | |
| C2 | Residential institutions | Hospitals, nursing homes, boarding schools |
| C2(a) | Secure residential institutions | Prisons, young offenders institutes etc. |
| C3 | Dwelling houses | |
| C4 | Houses in multiple occupation | Small shared houses occupied by between 3 and 6 unrelated individuals, as their only or main residence, who share basic amenities such as kitchen or bathroom |

| Use Classes | | |
|---|---|---|
| **Use Class** | **Category Description** | **Notes** |
| D1 | Non-residential institutions | Schools, museums, libraries etc. |
| D2 | Assembly and leisure | Cinemas, music and concert halls, swimming pools etc. |
| Sui Generis | | Anything not falling into the above, e.g petrol stations, nightclubs, taxi business, amusements etc. |

## Coal mining

### Underground coal mining

Underground mining creates spaces (or voids). The intense pressures set up by deep mining make these voids compress, resulting in subsidence at the surface. Where the mining has been nearer to the surface, as is the case here, the pressures are less and the voids can remain for a longer period of time. When and where or if these voids might collapse and result in surface subsidence is difficult to predict but there is clearly an enhanced risk.

### Pinpoint Zone of Influence

Landmark reports use a bespoke methodology to determine the Zone Of Influence that is unique to them and is highly accurate. The average depths of underground workings within the Zone Of Influence are reported by indicating the percentage depths for shallow workings (those less than 30M or 50M where the seam is unusually thick), moderate (depth ranges from 30M to 500M) and considerable (workings deeper than 500M). A count of the number of seams worked and the last date of mining from these is also reported.

### Mine entries

Shafts and adits are the means by which coal is accessed from the surface. Shafts are vertical excavations sunk from the surface to the coal seams worked. Adits are tunnels that start at the surface and extend into the seams worked. The approximate location of any mine entries within 20M of the property boundary are referred to and shown on the plan

# Useful information

### Summary

The report has identified what, if any, treatment is known to have been provided to the mine entries disclosed. Where treatment is unknown this does not mean none has taken place but simply that the Coal Authority does not have any record of it. This is because before the formation of the National Coal Board there was no centralised recording facility, and the treatment was reliant upon private operators and landowners.

If after reading this you are concerned about any of the issues raised here and wish to obtain further advice other than our Consultants Report, you will need to have a further detailed investigation undertaken and a report prepared by a suitably qualified professional; then follow any guidance given in that report.

### Subsidence claims

The individual details of each claim are listed above. Further actions are recommended based on the particular status of a claim.

- **Claim Withdrawn**- no action generally but if damage was identified in the property there may be causes other than mining subsidence. Advise making further enquiry with the vendor.
- **Claim Ongoing**- make further enquiries of the Seller, their Solicitors or the Coal Authority.
- **Claim Settled**- where further detail is required, seeking a Subsidence Claims History report from the Coal Authority might provide useful information as to, for example, why the compensation was so high/low.
  The existence of nearby claims does not necessarily mean that damage has been caused to other properties in the locality or will do so in the future. While there may not have been damage there most certainly will have been subsidence. The only method by which you can be sure no damage has been caused is to have an inspection undertaken.

## Energy & Infrastructure

### Non-renewable energy

Onshore oil and gas exploration and production licences relate to areas of land (blocks). The Oil and Gas Authority (OGA) grants the licences to operators. They must show technical and environmental competence and have access to funding. The government does not directly grant access rights. Planning permission must be sought from the Local Authority. Environmental permits must also be sought from the Environment Agency, Scottish Environment Protection Agency, or Natural Resources Wales.

As well as the areas currently licensed for oil and gas exploration, we will also show the 159 new licenses that were offered under the 14th Onshore Oil and Gas Licensing Round to successful applicants.

Before any drilling activities can begin, the operator must first get planning permission. Contact your Local Planning Authority to get details of any current planning applications near to your property.

### Fracking (Hydraulic Fracturing)

Fracking is just one technical part of the process needed for the development and operation of a shale gas facility. This includes exploration, production and abandonment. Each stage of the shale gas development process presents a distinct set of risks. These include contamination risk to groundwater and surface water, seismic risks, and amenity risks (for example, from increased traffic movements). The nature of risk depends upon both the impact should an event occur and the likelihood of it occurring. Some guidance has been produced in relation to shale gas by UK Government and environmental regulators. It is likely that significantly more will follow before commercial shale gas operations begin at any significant scale.

The fracking process involves injecting water and various other additives into the ground. Some negative media coverage of the process has occurred in the UK and USA. The differences in regulatory regime and geological conditions mean that direct comparison of the UK with the USA is not strictly applicable. A number of reports have been produced by proponents and opponents of the technology in the UK and Europe, with a small number of expert technical reports leading government and regulatory policy towards shale gas development in the UK. However, regulatory advice is currently limited.

There is general consensus that risks to property from fracking are low. The exact nature of risk depends upon site specific considerations.

### Renewable energy

Planning has a key role in providing renewable and low carbon energy facilities, where the local environmental impact is acceptable. Protection of local amenity is an important consideration which planning authorities consider when making their decisions.

No formal government compensation schemes currently exist for property owners located close to wind or solar farms.

The wind and solar energy industries are increasingly trying to work more closely with the government, councils, local communities and wider interest groups, to ensure that benefits associated with wind energy developments are felt by those who live locally. RenewableUK developed the Community Benefits Protocol in 2011 to ensure that the wind power industry delivers on these benefits. As part of the Protocol, developers commit to provide a minimum of £1000 per MW of installed capacity, or equivalent benefits, directly to host communities. Further information can be obtained from RenewableUK (https://www.renewableuk.com/).

# Useful information

### Wind energy

Wind farms do not usually pose a risk to the surrounding environment. But due to the large areas they cover and the height of the turbines they can cause problems. These include visual impacts and those from noise/vibrations produced by the turbines. Ecological impacts can also be present although these tend not to be so relevant to property.

The biggest issue relates to the visual impact of a wind farm. The resulting changes of the visual landscape can be significant. This is particularly a problem in protected rural areas.

The wind is the UK's largest source of renewable energy generation. There are over 400 wind farms and around 4000 wind turbines in the UK. With many projects due to be developed these figures will continue to grow.

RenewableUK (https://www.renewableuk.com/) holds records of wind projects in the UK Wind Energy Database.

### Solar energy

The main environmental impact of a solar farm is visual impact. Solar farms can cover large areas of land, but the structures within them are rarely higher than 2m above ground level. Visual impact can be reduced if planned and screened sensitively. A solar farm does not generate noise and is quick to construct (often only 1-2 months). There is very little maintenance traffic once construction completes.

Panels may be freestanding or attached to a building with a large surface area such as a warehouse roof. They are a form of renewable and low carbon energy production. They could help provide the UK with a secure energy supply and reduce greenhouse gas emissions.

### Other renewable energy

As well as wind and solar power there are a variety of other renewable power sources in the UK. Details of the other types of renewable energy are:

- **Small / Large Hydroelectric**- Power stations that produce electricity using the gravitational force of falling or flowing water. Small hydro projects are those that produce 10 megawatts or less.
- **Shoreline Wave**- Electricity generation using sea surface waves
- **Tidal Barrage / Stream**- this is a form of hydroelectric power station that converts the energy of tides into electricity
- **Biomass** - Energy is created by burning biological material such as wood and certain types of Plants.
- **Co-firing**- A co-firing power plant burns biomass together with fossil fuels.
- **Anaerobic / Sewage Digestion**- The process produces a biogas, consisting partly of methane. This biogas can be used directly as fuel to generate electricity.
- **Hot Dry Rocks**- This is a type of geothermal power plant which uses heat produced naturally in the ground to create electricity.
- **Landfill Gas**- Burning of landfill gases to produce power
- **Energy From Waste (EfW) Incineration**- EfW is a form of energy recovery. Most EfW processes produce electricity and/or heat directly through burning.
- **Advanced Conversion Technology**- A process that produces gas by burning waste at extremely high temperatures. This achieves 100% degradation of the waste to "white ash". The gas produced is burnt for electricity generation and thermal energy distribution and utilisation.

## Above and below ground railways

Railways indicated in the report are found on Open Street Map, and include those categorised as abandoned and historic.

Abandoned railways are based on the Open Street Map (OSM) classes of abandoned, dismantled, disused, and razed. They are either former railways in which the tracks and infrastructure have been removed and the course may be recognisable, or a section of railway which is no longer in use, but the track and infrastructure remain in place. These railways will be classed as 'Inactive'.

Historic railways are based on the following OSM classes: heritage, historic, historical, and preserved. They are generally running historic trains as tourist attractions. These railways will be classed as 'Active'.

### Crossrail

Crossrail, now completed and known as the Elizabeth Line, stretches from Reading and Heathrow in the west, to Shenfield and Abbeywood in the east.The development covers over 100km of track, of which 21km is new rail tunnels under central London.

## Crossrail 2

Crossrail 2 (CR2) is a new (proposed) railway, linking the national rail networks in and around Surrey and Hertfordshire via an underground tunnel through London. In the central tunnelled section of the route, CR2 is expected to serve stations between Wimbledon in the south and New Southgate and Tottenham Hale in the north, providing an interchange with other London Underground, Overground and National Rail services. In Surrey and south west London, CR2 is expected to use the existing rail lines beyond Wimbledon. North of Tottenham Hale, CR2 is expected to connect with the West Anglia Main Line.

If you have a property near to any of the existing or proposed CR1 or CR2 stations, you may benefit from the lines, once open. Other properties may need to be acquired or will be affected by the construction of the line or running of the trains. A property above the construction of a new tunnel could be affected as a result of

# Useful information

ground settlement. Settlement is the technical term given to the way the ground moves around a hole after it has been dug out. Digging tunnels, shafts and basements always causes small movements in the ground.

Crossrail2 was paused in October 2020, and it is not currently know when further work will continue. Transport for London (TfL) continues to manage the Crossrail 2 Safeguarding Directions on behalf of the Secretary of State for Transport and continues to work with stakeholders whose developments are affected by the Safeguarding. This is to ensure they can continue to protect the route until such time as the railway can be progressed.

### Safeguarding limits

Safeguarding is where a proposed project's location or route is protected from conflicting development. Any development within the safeguarded area could be subject to extra planning restrictions. Land can be used during construction for the transfer of building waste materials or machinery. This may result in disruption to the affected site and in nearby areas. The existence of a safeguarding direction will be declared by the local planning authority in response to searches of the local land charges register.

## High Speed 2

High Speed 2 (HS2) is currently under construction, and comprises of 140 miles of track, four new stations, two depots, 32 miles of tunnel, and 130 bridges.

Once operational, HS2's British-built bullet trains will provide zero-carbon journeys between the UK's two largest cities, Birmingham and London, with services continuing on to Manchester, the North West, and Scotland using the conventional railway network, cutting journey times.

# Useful contacts

If after reading the details in this report regarding the sites identified, you still require further information, please contact the relevant agency or authority indicated in the Useful Contacts section quoting the corresponding reference given in the text of the report.

The contacts in the Useful Contacts section may be able to provide further information relating to items identified in the report, however they are not in a position to advise how these might affect the value of a property. The findings of the report should be discussed with your professional advisor.

1 **Ordnance Survey**

Adanac Drive
Southampton
SO16 0AS

www.ordnancesurvey.co.uk
customerservices@ordnancesurvey.co.uk
03456 05 05 05

2 **Landmark Information Group Limited**

Landmark Information Group
Imperium
Imperial Way
Reading
RG2 0TD

www.landmark.co.uk
helpdesk@landmark.co.uk
0330 036 6619

3 **PinPoint Information Ltd**

Riverbank House
1 Putney Bridge Approach
London
SW6 3JD

www.pinpointinformation.co.uk

4 **British Geological Survey, Enquiry Service**

British Geological Survey
Environmental Science Centre
Keyworth
Nottingham
NG12 5GG

www.bgs.ac.uk
enquiries@bgs.ac.uk
0115 936 3143

5 **City and County of Swansea**

The Guildhall
Swansea
SA1 4PH

www.swansea.gov.uk
01792 636000

6 **West Glamorgan County Council**

(Council No Longer Exists)
No Address Details

7 **Natural Resources Wales**

Ty Cambria
29 Newport Road
Cardiff
CF24 0TP

enquiries@naturalresourceswales.gov.uk
0300 065 3000

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0330 036 6619

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**TPOs**

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

www.tpos.co.uk
admin@tpos.co.uk
01722 333306

## Complaints procedure

If you want to make a complaint to Landmark, 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:

**Customer Services Manager**

Landmark Information
Imperium
Imperial Way
Reading
RG2 0TD

helpdesk@landmark.co.uk
0330 036 6619

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

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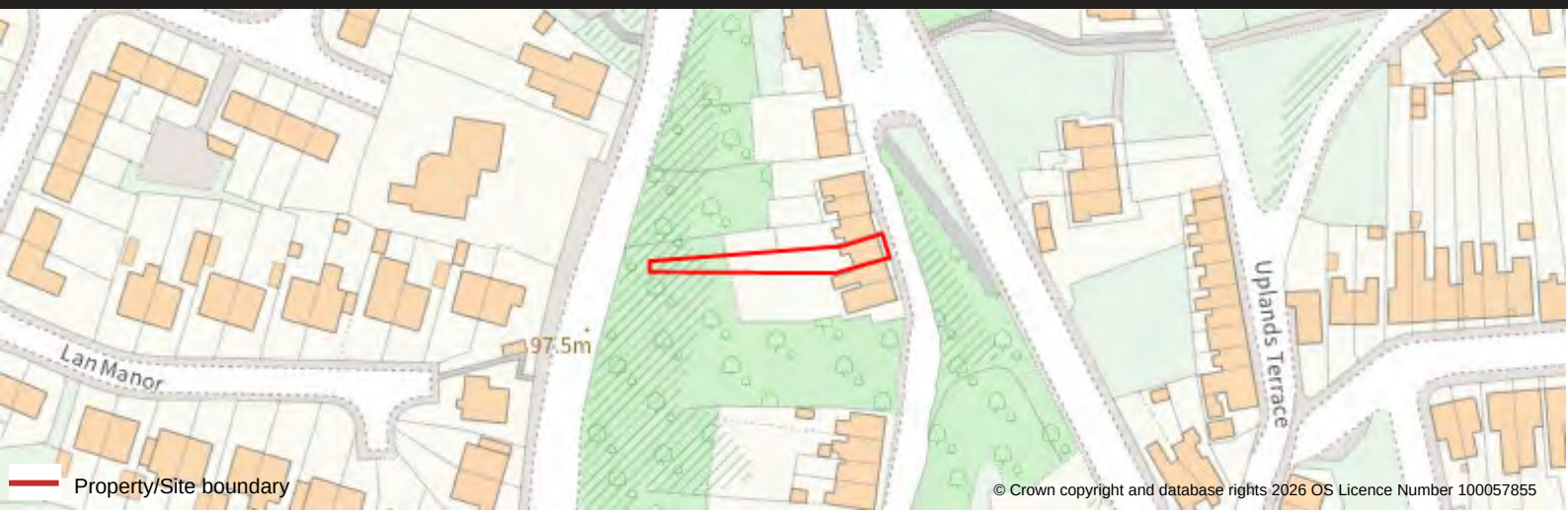
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# **Coal Mining** Risk Report

- **1.1. Past Underground Mining**
  For further detail see Informative under Section 1 of the report
- **1.2. Current Underground Mining**
- **1.3. Future Underground Mining**
- **2. Mine Entries**
- **3. Mining Geology**
- **4.1. Past Opencast Mining**
- **4.2. Current Opencast Mining**
- **4.3. Future Opencast Mining**
- **5. Subsidence claims**
- **6. Mine gas**
- **7. Surface hazard**
- **8. Minerals other than coal**

**Address:**
127, GRAIG ROAD
MORRISTON
ABERTAWE
SA6 8PQ

**Your reference:**
RS_40077#624

**Our reference:**
PP01683221

**Date of order:**
03/11/2026

This Report identifies potential risks listed in brief above. A more detailed explanation of risks and suggested further steps can be found in the relevant section of the report.

**Phil Huddleston**
MRICS, Chartered Minerals Surveyor

Brought to you by:

RIGHTSEARCH.

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# Section 1:
# Underground coal mining

Yes

**1.1. Past underground coal mining**
The property is within an area where Coal has been mined below or within a zone of influence that includes the property. In total 3 seams have been worked, of these 0.00 percent are at shallow depths. 100.00 percent are at moderate depths and 0.00 percent are at considerable depths. This mining was last active in 1924.

The property is in an area where records indicate there is coal at or close to the surface. Although there is no record of this shallow coal having been worked it may have still have been worked at some time in the past. Please refer to informative.

**Informative**
If this shallow coal has been worked it can represent an increased risk of subsidence.

**Professional Opinion**
If any damage is caused to the property by subsidence from past coal workings the owner of the property would normally be able to make a claim under the Coal Mining Subsidence Act 1991.

**Recommendations**
If you are concerned about any of the issues raised here and wish to obtain further advice you will need to have a detailed investigation undertaken and a report prepared by a suitably qualified professional and follow any guidance given in that report.

- A mining surveyor would be able to look into detailed records to say more precisely what, if any, risks are present.

A structural surveyor would be able to provide a report to identify any structural defects in the property enabling a benchmark and identifying any existing defects.

**PinPoint Coal Zone of Influence**
PinPoint Coal reports use a bespoke methodology to determine the zone of influence that is unique to them and highly accurate. The average depths of underground workings within the Zone Of Influence are reported by indicating the percentage depths for shallow workings (those less than 30M or 50M where the seam is unusually thick), moderate (depth ranges from 30M to 500M) and considerable (workings deeper than 500M). A count of the number of seams worked and the last date of mining from these is also reported.

No

**1.2. Present underground coal mining**
The property is not in the likely zone of influence of any present underground coal workings.

No

**1.3. Future underground coal mining**
The Coal Authority has not granted a licence to extract coal using underground methods in the area of this property.

The property is not in an area that is likely to be affected at the surface from any planned future workings.

No notices under section under 46 of the Coal Mining Subsidence Act 1991 have been served which affect this property.

Coal Mining activity is regulated and licensed by the Coal Authority. This property is located within a known coalfield area and as such the possibility of future activity from either opencast or underground extraction exists. This report gives information on the current known position and any actual workings or proposed are disclosed within it, along with any know licence applications.

## Section 2:
## Mine Entries

No

**2.1. Mine Entries**
Coal Authority records indicate that there are no known or recorded mine entries present within the boundary of the property, or within 20M surrounding it.

## Section 3:
## Mining Geology

No

**3.1. Mining Geology**
No geological fissures, breaklines and/or other lines of weakness are present in the area that may have been affected or created by coal mining.

## Section 4:
## Opencast Mining

No

**4.1. Past Opencast Mining**
The property is not inside the boundary of an opencast site from which coal has been removed by opencast methods.

No

**4.2. Present Opencast Mining**
The property is not within 200 metres of an opencast site from which coal is being removed by opencast methods.

No

**4.3. Future Opencast Mining**
The property does not fall within 800 metres of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

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

## Section 5:
# Coal Mining Subsidence

No

**5.1. Claims**
The Coal Authority records do not reveal any request having been made under S33 (Preventative Works) of the Coal Mining Subsidence Act 1991.

No damage notice or claim for this property has been received by the Authority since 1.1.1994 There is no extant Stop Notice delaying the start of remedial works or repairs to the property.

## Section 6:
# Mine Gas

No

**6.1. Mine gas**
There is no record of any action being required by the Coal Authority as a result of a mine gas emission within the boundary of the property.

## Section 7:
# Surface Hazards

No

**7.1. Surface Hazards**
There is no record of any action being required by the Coal Authority as a result of a surface hazard within the boundary of the property.

## Section 8:
# Minerals other than coal

No

**8.1. Other Minerals**
British Geological Survey records reveal no known mining in this area.

**Statutory Support**
Under the Coal Mining Subsidence Act 1991, property owners have statutory protection. This provides that (save for coal worked through the Grant of Gale in the Forest of Dean, or any part of the Hundreds of St Briavels) damage caused by lawful disused coal mine workings or coal mine entries, shall be made good by the Coal Authority/Licensee to the reasonable satisfaction of the property owner. These sort of claims, need not usually involve either the home insurance company or mortgage lender. Further information can be obtained at
www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form

The Coal Authority provides an emergency call out facility in coalfield areas to assess the public safety implications of mining feature. These include disused coal mine entries, shafts and coal related surface hazards. More information can be found at www.groundstability.com The Public Safety and Subsidence Department can be contacted through the Coal Authority's emergency telephone number is 01623 646333.

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

PinPoint reports assess the risk posed in relation only to objectively identifiable criteria. For example, in the case of a PinPoint Coal Risk report, the assessment relates only to the type of hazards typically outlined in a Coal mining report answering Con29M questions as agreed from time to time by the Coal Authority and the Law Society of England & Wales. In this regard, from June of 2018, content relating to the activities of the Cheshire Brine Compensation Board ceased to be a requirement of a Con29M. As such, it is beyond the scope of this report to provide any information relating to the activities of the Cheshire brine Compensation Board. PinPoint recommends that should a location be identified as being within the Cheshire Brine

Compensation Area a Cheshire Salt report should be secured from Groundsure at https://www.groundsure.com/cheshire-salt-search

It is beyond the scope of this Report to assess the potential loss amenity or aesthetic impact of certain hazards. For example, current or proposed open cast workings, despite their existence possibly affecting the Site's resale value.

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If you wish to discuss the relevance of any of the risk information contained in this report you should seek the advice of a qualified mining engineer or surveyor. If you or your adviser wish to examine the source plans from which the information has been taken these are normally available at the Coal Authority's offices: 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire NG1 4RG. They are viewable, by prior appointment, telephone 01623 637235 or in the case of minerals via the on-line facility afforded by British Geological Survey

Should you or your adviser wish to carry out any physical investigations that may enter, disturb or interfere with any disused mine entry or shallow workings, the prior permission of the owner must be sought. For coal mine entries and workings the owner will normally be the Coal Authority. With other Minerals, do not assume that the owner is the surface land owner, as ownership might previoulsy have been severed.

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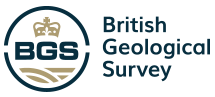
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- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
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- Ensure that products and services comply with industry registration rules and standards and relevant laws
- Monitor their compliance with the Code

Contact PinPoint if you would like a copy of the search code

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- 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: Euan McCrindle, Head of Compliance & Senior Executive, PinPoint Information Products Ltd - Address: Riverbank House; 1 Putney Bridge Approach, London SW6 3JD
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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.

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 loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

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**End of Report**

# Energy performance certificate (EPC)

| | | | |
|---|---|---|---|
| 127 Graig Road<br>Morriston<br>SWANSEA<br>SA6 8PQ | Energy rating<br>**F** | Valid until: | **19 October 2032** |
| | | Certificate number: | **9141-2220-8000-2822-8375** |

| | |
|---|---|
| **Property type** | Mid-terrace house |
| **Total floor area** | 62 square metres |

# Rules on letting this property

## You may not be able to let this property

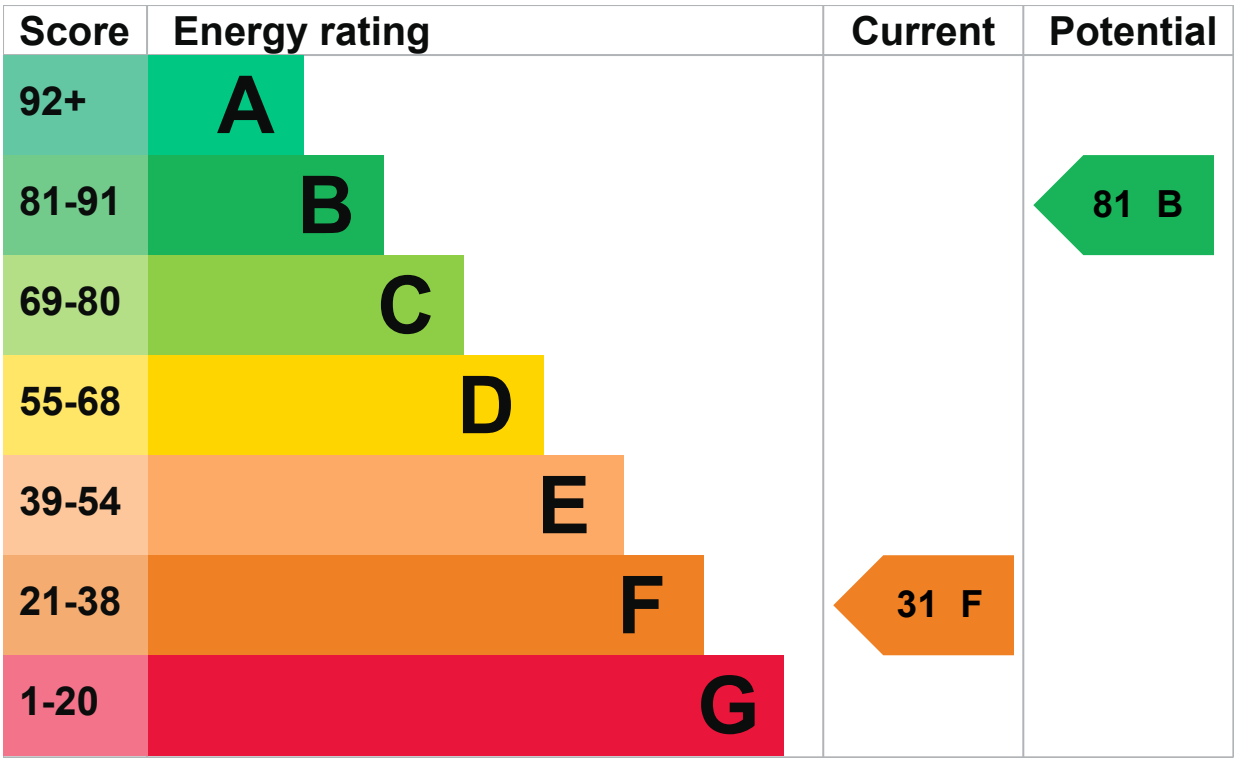
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

# Energy rating and score

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

See how to improve this property's energy efficiency.




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

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

For properties in England and Wales:

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

# Breakdown of property's energy performance

## Features in this property

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

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

| Feature | Description | Rating |
|---|---|---|
| Wall | Granite or whinstone, as built, no insulation (assumed) | Very poor |
| Wall | Cavity wall, as built, partial insulation (assumed) | Average |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Roof | Flat, limited insulation (assumed) | Poor |

| Feature | Description | Rating |
|---|---|---|
| Window | Fully double glazed | Average |
| Main heating | Room heaters, mains gas | Average |
| Main heating control | No thermostatic control of room temperature | Poor |
| Hot water | Electric immersion, standard tariff | Very poor |
| Lighting | Low energy lighting in 44% of fixed outlets | Average |
| Floor | Solid, no insulation (assumed) | N/A |
| Floor | To external air, no insulation (assumed) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

## Primary energy use

The primary energy use for this property per year is 513 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

## Additional information

Additional information about this property:

- Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

# How this affects your energy bills

An average household would need to spend **£1,426 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £897 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

---

## Heating this property

Estimated energy needed in this property is:

- 11,523 kWh per year for heating
- 2,184 kWh per year for hot water

# Impact on the environment

This property’s environmental impact rating is F. It has the potential to be C.

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

## Carbon emissions

| | |
|---|---|
| **An average household produces** | 6 tonnes of CO2 |
| **This property produces** | 5.5 tonnes of CO2 |
| **This property’s potential production** | 1.3 tonnes of CO2 |

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

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

# Steps you could take to save energy

▶ Do I need to follow these steps in order?

## Step 1: Internal wall insulation

| | |
|---|---|
| **Typical installation cost** | £4,000 - £14,000 |
| **Typical yearly saving** | £216 |
| **Potential rating after completing step 1** | **40 E** |

## Step 2: Floor insulation (solid floor)

| | |
|---|---|
| **Typical installation cost** | £4,000 - £6,000 |
| **Typical yearly saving** | £37 |
| **Potential rating after completing steps 1 and 2** | **42 E** |

## Step 3: Hot water cylinder insulation

Increase hot water cylinder insulation

| | |
|---|---|
| **Typical installation cost** | £15 - £30 |
| **Typical yearly saving** | £63 |
| **Potential rating after completing steps 1 to 3** | **44 E** |

## Step 4: Low energy lighting

| | |
|---|---|
| **Typical installation cost** | £25 |
| **Typical yearly saving** | £26 |

| | |
|---|---|
| **Potential rating after completing steps 1 to 4** | **45 E** |

## Step 5: Change room heaters to condensing boiler

| | |
|---|---|
| **Typical installation cost** | £3,000 - £7,000 |
| **Typical yearly saving** | £522 |
| **Potential rating after completing steps 1 to 5** | **67 D** |

## Step 6: Solar water heating

| | |
|---|---|
| **Typical installation cost** | £4,000 - £6,000 |
| **Typical yearly saving** | £33 |
| **Potential rating after completing steps 1 to 6** | **69 C** |

## Step 7: Solar photovoltaic panels, 2.5 kWp

| | |
|---|---|
| **Typical installation cost** | £3,500 - £5,500 |
| **Typical yearly saving** | £369 |
| **Potential rating after completing steps 1 to 7** | **81 B** |

## Advice on making energy saving improvements

Get detailed recommendations and cost estimates

Speak to an advisor from Nest

## Help paying for energy saving improvements

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

- Free energy saving improvements: Nest

- Heat pumps and biomass boilers: Boiler Upgrade Scheme
- Help from your energy supplier: Energy Company Obligation

# Who to contact about this certificate

## Contacting the assessor

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

| | |
|---|---|
| **Assessor's name** | [redacted] |
| **Telephone** | |
| **Email** | |

## Contacting the accreditation scheme

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

| | |
|---|---|
| **Accreditation scheme** | Stroma Certification Ltd |
| **Assessor's ID** | STRO008367 |
| **Telephone** | 01455 883 250 |
| **Email** | enquiries@elmhurstenergy.co.uk |

## About this assessment

| | |
|---|---|
| **Assessor's declaration** | No related party |
| **Date of assessment** | 20 October 2022 |
| **Date of certificate** | 20 October 2022 |
| **Type of assessment** | ▶ RdSAP |

# Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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Give feedback (https://forms.office.com/e/KX25htGMX5)
Service performance (/service-performance)

OGL

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