

APPENDIX  
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(SHEET 1 OF 4)



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**NEW LEGAL REQUIREMENTS**  
IF THIS SEARCH RELATES TO A RECENTLY ACQUIRED PROPERTY, NEW LEGAL REQUIREMENTS GOVERNMENT LEGISLATION EFFECTIVE FROM OCTOBER 2012 IMPOSES THAT ANY SEWER LATERAL DRAINS THE PROPERTY MUST BE SUBJECT TO A SEWER ADOPTION AGREEMENT WITH DWR CYMRU WATER.

## Drainage and Water Enquiry

Responses as required by the Home Information Pack Regulations

The information contained within this report refers to the Existing property at:	<b>THE OLD SCHOOL GLASCWM LD1 5SE</b>
Search report produced by:	Dŵr Cymru Welsh Water P.O. Box 3146 Linea Fortran Road Cardiff CF30 0EH Telephone No. – 0800 917 2652  <a href="http://www.dwrcymru.com">www.dwrcymru.com</a> <a href="http://www.dwrcymrusearches.com">www.dwrcymrusearches.com</a> <a href="mailto:enquiries@dwrcymru.com">enquiries@dwrcymru.com</a>  Water supply - Call 0800 052 0130 Sewerage services - Call 0800 085 3968
Our reference:	<b>2017/10/386708/422223</b>
Your reference:	<b>17240443</b>

The following records were referenced in compiling this search report

Customer Account System  
Asset Information System

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

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

Informative Not Applicable.

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**Q 2 Enquiries and Responses**

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

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.

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**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 are no public sewers, disposal mains or lateral drains within the boundaries of the property. However, from the 1st October 2011 there are lateral drains and/or public sewers which are not recorded on the public sewer map. For further information please contact Dwr Cymru Welsh Water on Tel: 0800 917 265*

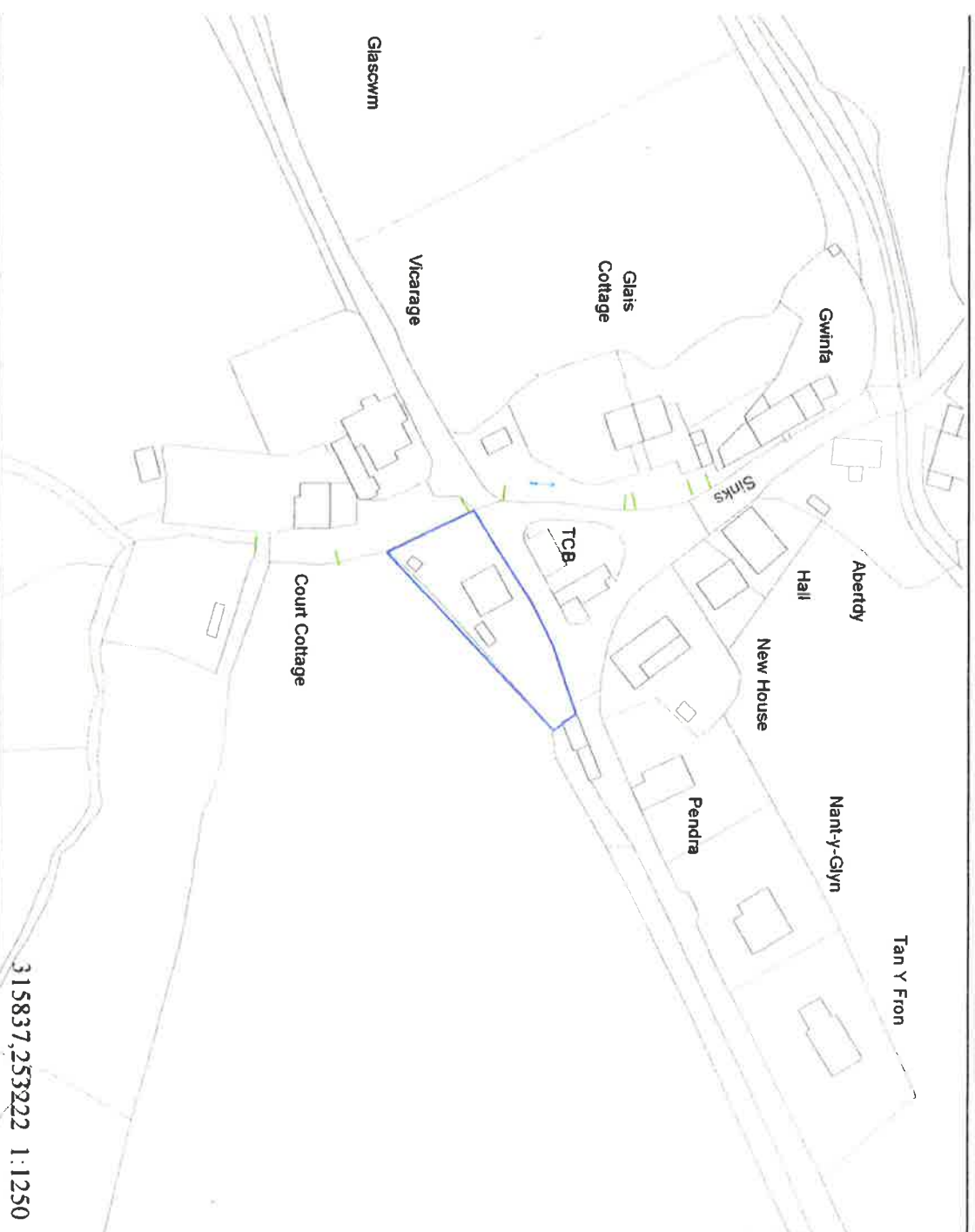
**Informative** The boundary of the property has been determined by reference to the Ordnance Survey record. The presence of a public sewer running within the boundary of the property may restrict further development. The company has a statutory right of access to carry out work on its assets, subject 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 a building within the property?

**Response** *The public sewer map indicates that there are no public sewers within 30.48 metres (100 feet) of a building within the property. However, from the 1st October 2011 private sewers were transferred into public ownership and may not be recorded on the public sewer map.*

**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 be 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 metres (100 feet) of a proposed building. It is recommended that investigations are made into

Appendix 3 - Extract of the Public Sewer Map for the area surrounding the property/plot [25/10/2017]



The Cymru Cylf gives the information as to the position of the underground apparatus by way of general guidance only on the basis of the best information available and no warranty as to the correctness of the information is given. The information is subject to the conditions of sale of the Cymru Cylf and the Cymru Cylf is not responsible for any loss or damage arising from the use of the information.

EXACT LOCATIONS OF ALL APPARATUS TO

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- Foul chamber
- Surface water chamber
- Combined chamber
- Combined sewer overflow
- Special purpose chamber
- Treatment works
- Pumping station
- Outfall
- Lamphole
- Storm Overflow
- Rising main
- Gravity sewer
- Private sewer
- Private sewer subject to Sect. 104 adoption agreement

NB: Sewer symbol colour indicates the type.

- RED - Combined
- GREEN - Surface Water
- BROWN - Foul
- Purple - Former S24 sewers (for indicative purposes only)



Dŵr Cymru  
Welsh Water

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