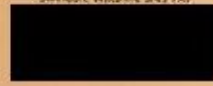


F1/54127  
LoveLock



NATIONAL ON-LINE  
PROPERTY SERVICE

TM Property Service Limited,  
Delta 200, Delta Business Park,  
Salisbury, Wiltshire SP4 2XZ



Dear Client

**TM Search Result**

We are pleased to attach your electronic Search Result.

Thank you for ordering this Search through TM Search – the leading service for on-line conveyancing searches

If you have any queries regarding this result, please contact the TM Helpdesk who will be happy to assist you.

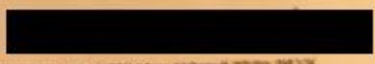
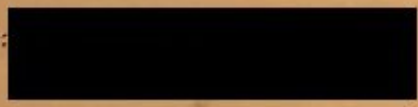
We pride ourselves on listening to our customers needs and are constantly developing TM Search to meeting the changing needs of our customers.

If you have any suggestions on how we can improve our service or would like to find out more about our products, please contact the TM Helpdesk.

Yours faithfully

TM Helpdesk

Helpdesk Tel:  
Email:



enquiry No: 238383

PROPERTY INFORMATION CENTRE  
CON29 Drainage and Water Enquiries in the Anglian Water Region

15 October 2004

Property Address:  
SUNNYSIDE  
CANSEY LANE  
BRADFIELD  
MANNINGTREE  
ESSEX  
CO11 2XG

**1.1 Please provide a copy extract from the public sewer map.**

A copy of the statutory sewer map is provided.

1. The company is not generally 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.
2. Where shown on a copy extract, the section 104 sewer record is not an 'as constructed' record. It is recommended that these details are checked with the developer.
3. Assets other than public sewers may be shown on the copy extract for information only.

**1.2 Does foul drainage from the property drain to a public sewer?**

The company's records indicate that foul water from the property does drain to the public sewerage system.

1. The company is not responsible for the drains and sewers, which connect the property to the public sewerage system, and does 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. These may pass through land outside of the control of the seller. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
2. If an extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and you should be able to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.
3. 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. For recently built properties it is recommended that drainage proposals are checked with the developer.

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

The company's records indicate that surface water from the property does drain to the public sewerage system.

1. The company is not responsible for the drains and sewers that connect the property to the public sewerage system and does 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. These may pass through land outside of the control of the seller. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
2. If an extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and you should be able to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.
3. In some cases company 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 company.
4. 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. For recently built properties it is recommended that drainage proposals are checked with the developer.



**1.4 Is any sewer serving or which is proposed to serve the property the subject of a current statutory adoption or an application for such an agreement? If so, what stage of the adoption process has been reached, and is the agreement supported by a bond?**

Anglian Water's records indicate that the sewers serving the development, of which this property forms part, are not the subject of an application for adoption under S104 of the Water Industry Act 1991. Where the property is part of an established development it would not normally be subject to an adoption agreement under Section 104 of the Water Industry Act 1991.

1. 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 facilities.
2. Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act.

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

The public sewer map does not show any public sewers within the boundary of the property. It should be noted that, historically, it has not been a requirement for all public sewers to be recorded on the public sewer map. It is therefore possible for unidentified public sewers to exist.

1. The boundary of the property has been determined by inference to the Ordnance Survey record.
2. 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.
3. Where shown on a copy extract, a section 104 sewer record is not an 'as constructed' record. It is recommended that these details be checked with the developer.

**2.2 Does the public sewer map show a public sewer within 100 feet (approximately 30 metres) of the building(s) within the property?**

The public sewer map indicates a public sewer within 100 feet (approximately 30 metres) of the building(s) within the property. (see supplied extract from the public sewer map).

1. The presence of a public sewer within 100 feet (approximately 30 metres) of the building(s) within the property can result in the local authority requiring a property to be connected to the public sewer.
2. Where shown on a copy extract, the section 104 sewer record is not an 'as constructed' record. It is recommended that these details are checked with the developer.
3. The measure is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.

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

Anglian Water's records indicate that there is not a statutory agreement or consent in respect of building over a public sewer at this property. For historical reasons the company may not be aware of some agreements or consents which have been entered into by the local authority.



**3.1 Please provide a copy extract from the map of waterworks**

A map of the waterworks is currently not available.

1. Assets other than vested water mains may be shown on the plan, for information only.
2. The Company is not responsible for private supply pipes connecting the property to the public water main and does not hold details of these. These may pass through land outside of the control of the seller, 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.
3. If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

**3.2 Which company supplies water to the area?**

The water supply for this area is provided by Tendring Hundred Water.

Contact: Tendring Hundred Water Services, Mill Hill, Manningtree CO11 2LE.

**3.3 Is the property connected to mains water supply?**

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

**3.4 Does the map of waterworks show any vested water mains or assets within the boundary of the property?**

It is not known if the map of waterworks show any vested water mains or assets within the boundary of the property.

1. The boundary of the property has been determined by reference to the Ordnance Survey record.
2. The presence of a vested water main within the boundary of the property may restrict further development within it. 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.

**4.1 What is the basis for charging for sewerage and water supply at this property?**

Charges are made on an unmeasured basis.

Anglian Water Informative  
Anglian Water Services Ltd's charges are made by Charges Scheme, made on 1 April each year. The replies above are based on the Charges Scheme for the year commencing 1 April 2003. A copy of the Company's charges schemes are available free of charge upon request. Customers who believe their premises are not connected to the sewerage system for surface water drainage may be entitled, on application and provision of suitable evidence, to pay a lower charge. They are advised to call Anglian Water Services specialist surface water tariff enquiry and application line on freephone 0800 169 3271 for more details.

Tendring Hundred Water Informative  
Details of the change of occupancy charging policy are available from Tendring Hundred Water Company at the above address.



Address: SUNNYSIDE, CANSEY LANE, BRADFELD, HANNINGTREE, ESSEX, CO11 2JG  
 Total Search



0 50 100 150 200 Metres

Map Centre 6137969, 2296508



PO Box 70, Spalding, Lincs PE11 1DB  
 DX 123740 Spalding 3

**SEWERAGE ASSET LEGEND**

- Foul Sewerage
- Surface Sewerage
- Decommissioned Sewerage
- Combined Sewerage
- S104/Private Sewerage
- Rising Main
- Manhole (Surface Water)
- Manhole (Non Surface Water)

Title: PIC Tybus 238383

Scale: 1:1500

Date: 11/10/2004 14:44

Code: YF

This plan must be used in conjunction with the search results attached.  
 The information shown on this drawing is based on the data currently recorded but the position must be regarded as approximate.  
 Service pipes, private sewers and drains are not generally shown. The actual position of all apparatus MUST be established by trial holes.  
 No liability whatsoever is accepted for any error or omission. This information is valid for the date printed.  
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