

PROPERTY SEARCH
GROUP (CORNWALL)
POOL INNOVATION
CENTRE, TREVENSON
ROAD
POOL, REDRUTH
CORNWALL, TR15 3PL

STANDARD COMMERCIAL DW

DRAINAGE & WATER SEARCH

Search Location:

LAND ADJOINING THE CROSSLEY
ENGINE DRINNICK ROAD, NANPEAN,
ST AUSTELL PL26 7YN

National grid reference:

195766, 55360

Report Reference:

GIS/PY/LAN/17082020/23

Date Search Produced:

17 August 2020

Your Reference:

AB/CM1743

Date Request Received:

14 August 2020

Prepared For:

PROPERTY SEARCH GROUP
(CORNWALL)
POOL INNOVATION CENTRE,
TREVENSON ROAD
POOL, REDRUTH
CORNWALL, TR15 3PL

Intended Recipient:

SIMON GILL

INTRODUCTION

Dear Sirs,

RE: LAND ADJOINING THE CROSSLEY ENGINE DRINNICK ROAD, NANPEAN, ST AUSTELL PL26 7YN - AB/CM1743

Please find enclosed the results of your Drainage and Water Search request for the above site dated 14 August 2020.

South West Water Limited has made all reasonable efforts to ensure the accuracy of this information, but provides it subject to the following conditions:

- Service pipes and drainage connections may not be shown
- Our liability for any inaccuracies or omissions in the information is limited and your attention is drawn to the terms and conditions attached to this search and those on the CON29DW order form
- No reference is made in the information to any interest or right of the Company on any land, this is not to be taken as conclusive evidence that no such interest or right exists

These reservations are in addition to any statutory regulations which may apply. Please refer to notes at the end of this search report for further information and advice on sewers and water mains and for the full terms and conditions under which this report is supplied.

The person who prepared this report, identified below, has not knowingly had any personal or business relationship with any individual involved in the sale of the property.

Records searched in order to compile this report, including the public sewer and water maps, customer account information and any other statutory registers, together with records on build-over consents and sewer adoption agreements, are all held by the relevant water and/or drainage company identified in this report.

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For more information on the searches & services offered by Source for Searches please visit sourceforsearches.co.uk

Thank you for your enquiry. If we can be of any further assistance please do not hesitate to contact us by emailing contactus@sourceforsearches.co.uk

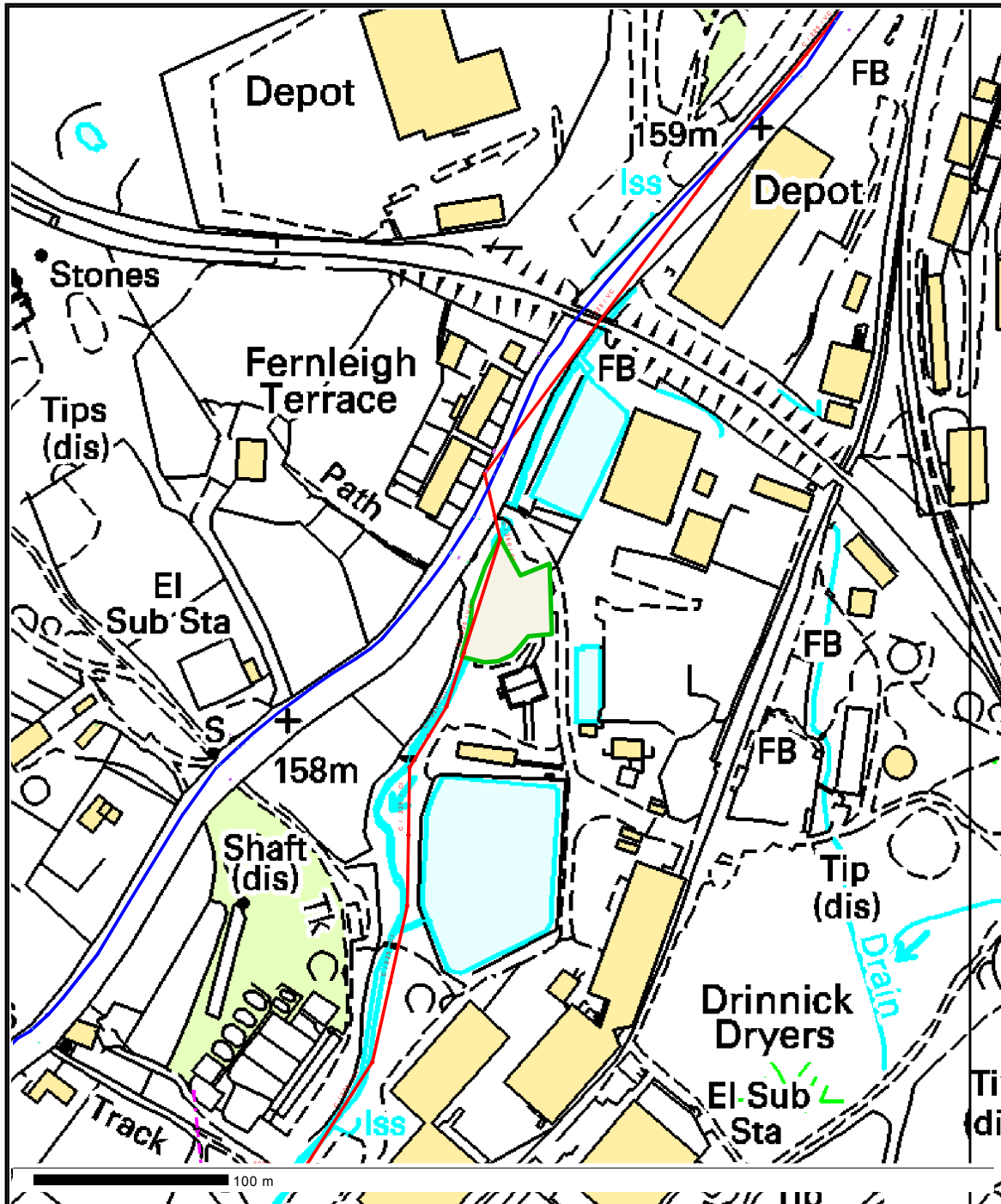
Yours faithfully,

Paul Yard
sourceforsearches.co.uk

ORDER SUMMARY

Section 1 - Maps		
1.1	Where relevant, please include a copy of an extract from the public sewer map	✓ Map Included
1.2	Where relevant, please include a copy of an extract from the map of waterworks	✓ Map Included
Section 2 - Drainage		
2.1	Does foul water from the property drain to a public sewer?	✘ NO
2.2	Does surface water from the property drain to a public sewer?	✘ NO
2.3	Is a surface water drainage charge payable?	See Details
2.4	Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundary of the property?	✓ YES
2.4.1	Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?	✘ NO
2.5	Does the public sewer map indicate any sewer within 30.48 meters (100 feet) of any buildings within the property?	✘ NO
2.5.1	Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?	✘ NO
2.6	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?	✘ NO
2.7	Has the 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?	✘ NO
2.8	Is any building which forms part of the property at risk of internal sewer flooding due to overloaded public sewers?	✘ NO
2.9	Please state the distance from the property to the nearest sewage treatment works	?.7km to the North West
Section 3 - Water		
3.1	Is the property connected to the mains water supply?	✘ NO
3.2	Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	✘ NO
3.3	Is any water main or service pipe serving, or which is proposed to serve the property the subject of an existing adoption agreement or application for such an agreement?	✘ NO
3.4	Is the property at risk of receiving low water pressure or flow?	✘ NO
3.5	What is the classification of the water supply for the property?	See Details
3.6	Please include details of the location of any water meter serving the property.	See Details
Section 4 - Charging		
4.1.1	Who is responsible for providing the sewerage services for the property?	South West Water
4.1.2	Who is responsible for providing the water services for the property?	South West Water
4.2	Who bills the property for sewerage services?	See Details
4.3	Who bills the property for water services?	See Details
4.4	Is there a meter installed at this property?	✘ NO
4.5	Will the basis for charging for sewerage and/or water services at the property change as a consequence of a change in occupation?	Not Measured

OVERVIEW PLAN



**LOCATION : LAND ADJOINING THE CROSSLEY ENGINE DRINNICK ROAD, NANPEAN, ST
AUSTELL PL26 7YN
Grid Ref : 195766m East, 55360m North**

THE POSITION & DEPTH OF APPARATUS AND OTHER INFORMATION INDICATED ON THIS MAP IS PROVIDED AS A GENERAL GUIDE ONLY AND NO ASSURANCE OR WARRANTY AS TO ITS CORRECTNESS OR ACCURACY IS GIVEN OR SHOULD BE INFERRED. EXACT POSITIONS & DEPTHS SHOULD BE OBTAINED BY EXCAVATION TRIAL HOLES AND THE MAP MUST NOT BE RELIED ON IN THE EVENT OF EXCAVATION OR OTHER WORKS UNDERTAKEN OR PLANNED IN THE VICINITY OF THE COMPANY'S APPARATUS.

PLEASE NOTE THAT NOT ALL MAINS, SERVICE PIPES AND OTHER APPARATUS OF THE COMPANY IN THE AREA OF THE PLAN ARE SHOWN.

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IF THE INTENDED RECIPIENT OF THIS REPORT INTENDS TO USE THE INFORMATION CONTAINED WITHIN THE REPORT AND THIS MAP FOR ANY PURPOSE OTHER THAN AS A GENERAL GUIDE TO THE LOCATION AND CONNECTION OF EXISTING SERVICES, HE/IT SHOULD CONTACT US BEFORE INCURRING ANY COST OR UNDERTAKING ANY WORK AND WE WILL USE REASONABLE ENDEAVOURS TO PROVIDE FURTHER OR UPDATED INFORMATION.

SECTION 1 - MAPS

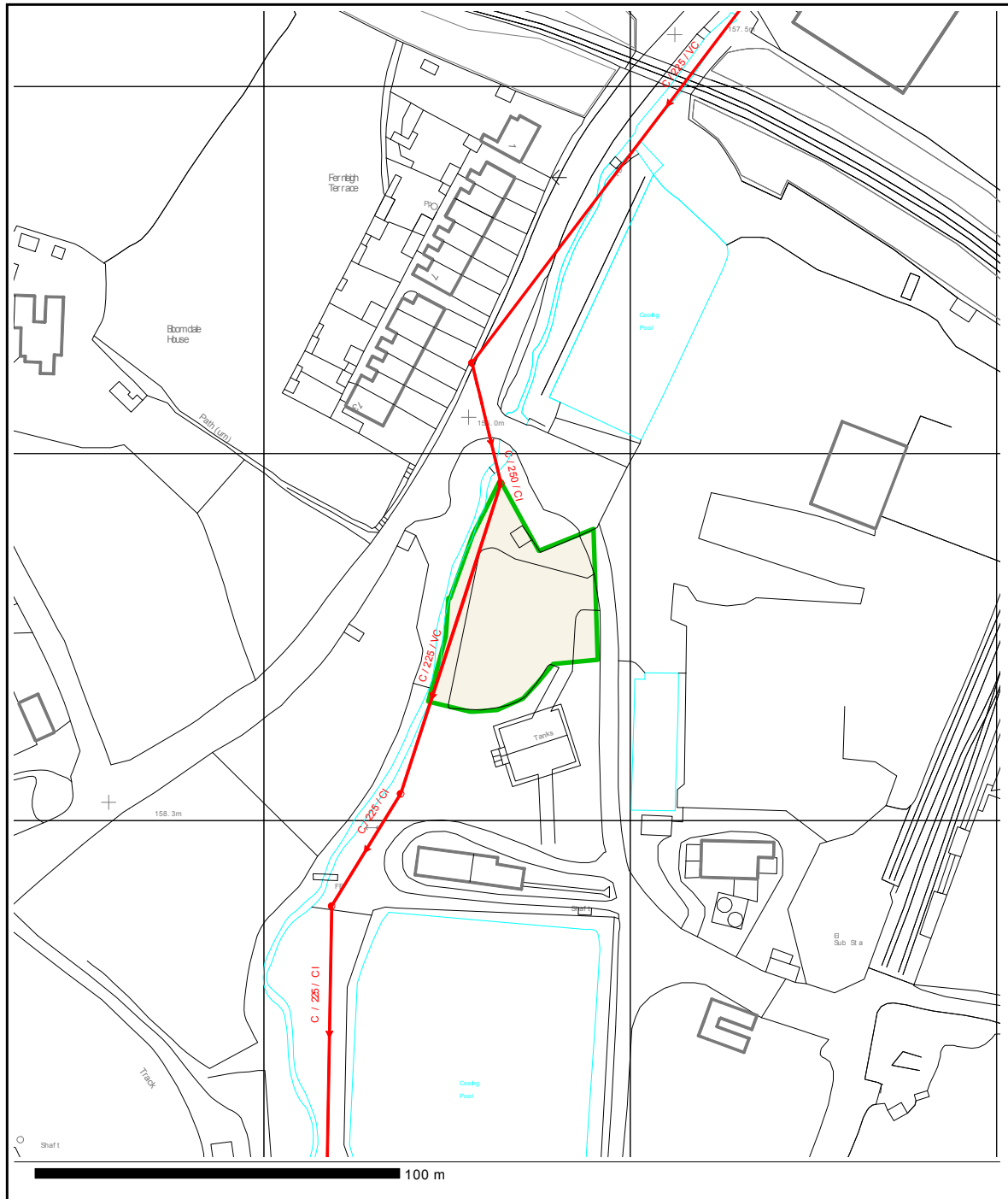
- 1.1 Where relevant, please include a copy of an extract from the public sewer map.

A copy of an extract from the public sewer map is included, showing the public sewers, disposal mains and lateral drains in the vicinity of the property. See notes a,b,c

- 1.2 Where relevant, please include a copy of an extract from the map of waterworks.

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. See notes d,p,q

1.1 - DRAINAGE PLAN



**LOCATION : LAND ADJOINING THE CROSSLEY ENGINE DRINNICK ROAD, NANPEAN, ST
AUSTELL PL26 7YN**

Grid Ref : 195766m East, 55360m North

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DRAINAGE KEY


Sewers are generally classified by what they convey, as well as whether they are public or private pipes. Line style denotes function, and colour defines status (public or private).


- 
Foul Sewer (public colouring)
A sewer designed to convey waste water from domestic and industrial sources to a treatment works.

- 
Surface Water Sewer (public colouring)
A sewer used to convey surface water (e.g. rain water from roofs, yards and car parks).


- 
Combined Sewer (public colouring)
Both surface water and foul sewage flow in the same pipe.

- 
Rising Main / Pumping Main (public colouring)
A pipe carrying pumped flow under pressure from a low point to a high point on the sewerage network. Line style and colour and direction of arrow indicate sewer purpose and direction of flow within a pipe.

- 
Private Sewer Colouring
Any sewer that is not owned or maintained by South West Water. Details are not held by the Company, and as such, private sewers are rarely shown.

- 
Unverified Sewer Colouring (unverified refers to ownership)
An existing sewer of unknown status (ie: it is not known whether the sewer is publicly or privately maintained).

Other Sewer Types:

- 
Abandoned Sewer
A disused sewer. Usually these are filled with a cement mixture to avoid subsidence if the abandoned pipe is built over.



Pumping Station



Treatment Works

Sewer pipe shape, size and material abbreviations.
Common shapes:

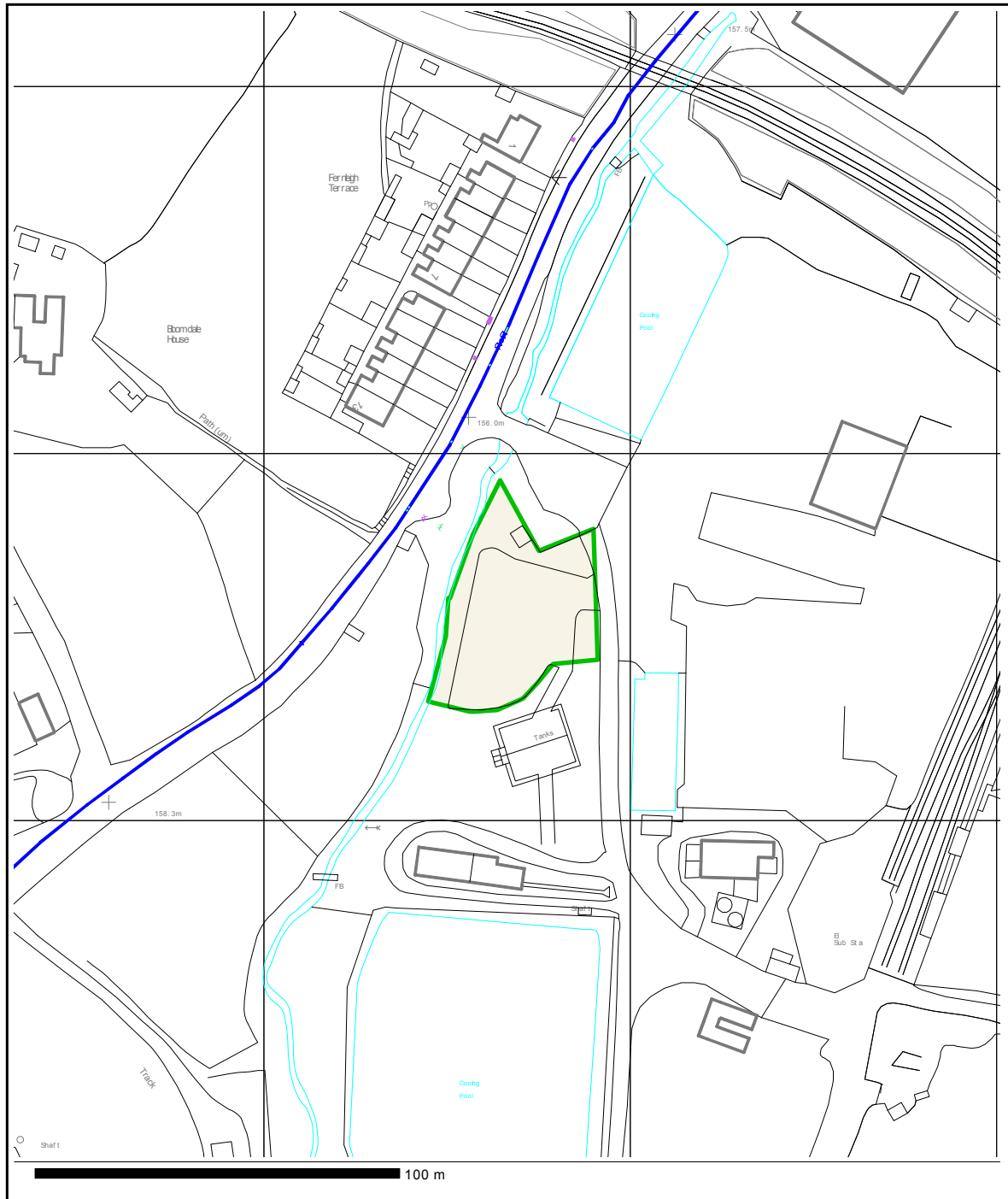
C	Circular	R	Rectangular
T	Trapezoidal	B	Barrel
US	U-Shaped	E	Egg Shaped
U	Unknown	OV	Oval

The numbers used in the plan refer to the pipe diameter, and are expressed in millimetres.

Common Materials:

VC	Vitrified Clay	SG	Clay
PCO	Pre-Cast Concrete	CO	Concrete (in situ)
AC	Asbestos Cement	BK	Brick
PF	Pitch Fibre		

1.2 - WATER PLAN



**Location : LAND ADJOINING THE CROSSLEY ENGINE DRINNICK ROAD, NANPEAN, ST
AUSTELL PL26 7YN
Grid Ref : 195766m East, 55360m North**

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WATER KEY

Common Water Main Types:

	<p>Trunk Main Carries water from a source of supply to a treatment plant or reservoir, or from one reservoir to another. May also transfer water in bulk to smaller water mains used to supply individual customers.</p>
	<p>Distribution Main Carries water to customers. With few exceptions, domestic connections are only made to distribution mains.</p>
	<p>Untreated Water Main Carries untreated (raw) water to a treatment plant.</p>
	<p>Company Owned Service Pipe Supply pipe between a water main and street boundary.</p>
	<p>Private Service Pipe Service pipe not owned or maintained by the Company. Such pipes may be rarely shown on mapping as they are not the responsibility of the Company.</p>
	<p>Water Mains (Abandoned) Such pipes remain in the possession of the company.</p>



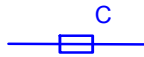
















Water Main size and material

Pipe material is shown as an abbreviation. The most common materials used are:

AC	Asbestos Cement	CI	Cast Iron
DI	Ductile Iron	SI	Spun Iron
ST	Steel	HDPE	High Density Polyethylene
UPVC	Plastic	MDPE	Med. Density Polyethylene

Apparatus and Fittings:

Various types of apparatus can be found on water mains to control flow, pressure etc. These may or may not be shown on the accompanying plan.

<p>Washout</p> 	<p>Hatchbox</p> 	<p>Customer Meter</p> 	<p>Air Valve (Single)</p> 
<p>Relief Valve</p> 	<p>Hydrant</p> 	<p>Pump</p> 	<p>Air Valve (Double)</p> 
<p>Stop tap</p> 	<p>Non Return Valve / Reflux</p> 	<p>Washout / Hydrant</p> 	
<p>Sluice Valve (Open)</p> 	<p>Open End</p> 	<p>Sluice Valve (CC)</p> 	<p>Sluice Valve (Closed)</p> 
<p>Pressure Reducing Valve</p> 	<p>Pressure Sustaining Valve</p> 	<p>End Cap</p> 	<p>Mains Meter</p> 

SECTION 2 - DRAINAGE

2.1 Does foul water from the property drain to a public sewer?

This enquiry appears to relate to a plot of land or a recently built property. It is recommended that drainage proposals are checked with the developer. If the property was constructed after 6th April 2015 the Surface Water drainage may be served by a Sustainable Drainage System. Further information may be available from the Developer. See notes d,e,f

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

This enquiry appears to relate to a plot of land or a recently built property. It is recommended that drainage proposals are checked with the developer. If the property was constructed after 6th April 2015 the Surface Water drainage may be served by a Sustainable Drainage System. Further information may be available from the Developer. See notes d,e,g

2.3 Is a surface water drainage charge payable?

Records confirm that a surface water drainage charge is not payable for the property. If the property was constructed after 6th April 2015 the Surface Water drainage may be served by a Sustainable Drainage System. Further information may be available from the Developer.

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

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 the 1st October 2011 there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may further prevent or restrict development of the property. For further information please contact South West Water's Searches team on 0344 346 2020. See notes k,l,b,hh

2.4.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?

The public sewer map included indicates that there is no public pumping station or other ancillary apparatus within the boundaries of the property.

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

The public sewer map indicates that there are no public sewers within 30.48 metres (100 feet) of a building within the property. See Notes - c,m,n

SECTION 2 - DRAINAGE

- 2.5.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?

The public sewer map included indicates that there is no public pumping station or other ancillary apparatus within 50 metres of any buildings within the property.

- 2.6 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?

Records confirm that sewers serving the development, of which the property forms part, are not the subject of an existing adoption agreement or an application for such an agreement. See notes b,h,i,j

- 2.7 Has the 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?

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. See glossary

- 2.8 Is the building which is or forms part of the property at risk of flooding due to overloaded public sewers?

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. See notes dd,ee,ff,gg,ii

- 2.9 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.

The nearest sewage treatment works is 2.7km to the North West of the property.

The name of the nearest sewage treatment works is ST DENNIS.

This facility is owned and operated by South West Water Ltd. See note aa

SECTION 3 - WATER

3.1 Is the property connected to mains water supply?

This enquiry relates to a plot of land or a recently built property. It is recommended that the water supply proposals are checked with the developer.

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

The map of waterworks does not indicate any water mains, resource mains or discharge pipes within the boundaries of the property. See notes k,r

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

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. See notes d,q,u

3.4 Is the property at risk of receiving low water pressure or flow?

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. See note y

3.5 What is the classification of the water supply for the property?

Water hardness across the South West ranges from soft to moderately hard. There are no areas classified as hard. Appendix I shows the classification for the region which your property is in. See note z

3.6 Please include details of the location of any water meter serving the property.

Records indicate that the property is not served by a water meter. See note w

SECTION 4 - CHARGING

4.1.1. Who is responsible for providing the sewerage services for the property?

South West Water Ltd, Peninsula House, Rydon Lane, Exeter, EX2 7HR, 0344 346 1010 www.southwestwater.co.uk is the sewerage undertaker for the area.

4.1.2. Who is responsible for providing the water services for the property?

South West Water Ltd, Peninsula House, Rydon Lane, Exeter, EX2 7HR, 0344 346 1010 www.southwestwater.co.uk is the water undertaker for the area.

4.2. Who bills the property for sewerage services?

The property is not billed for sewerage services.

4.3. Who bills the property for water services?

The property is not billed for water services.

4.4. Is there a meter installed at this property?

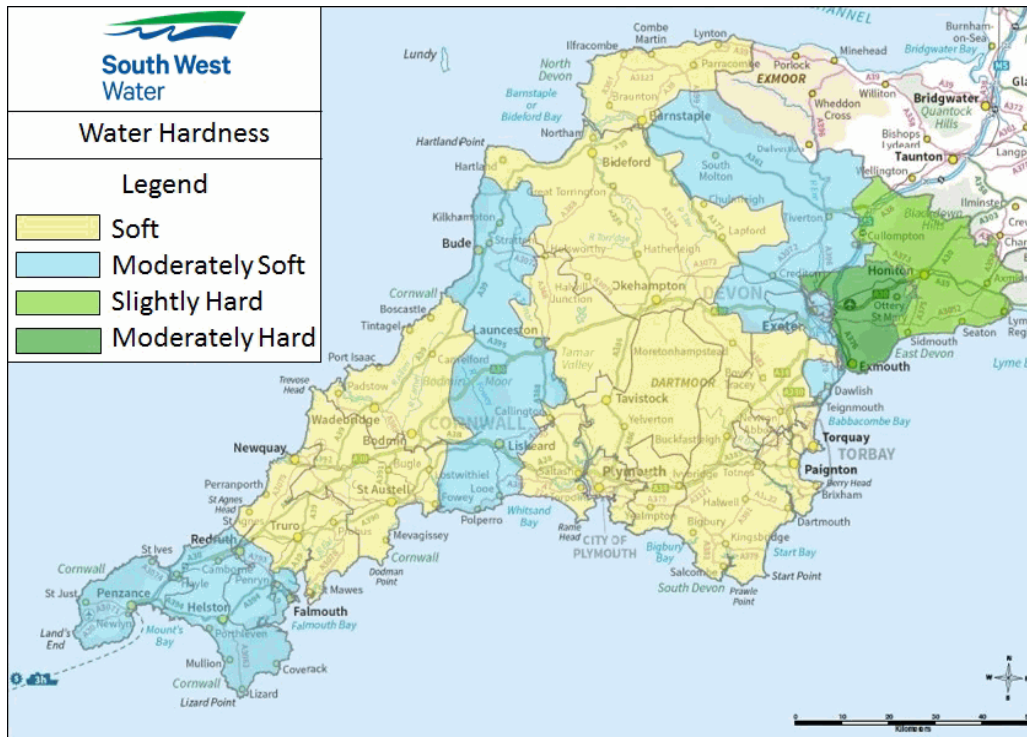
Records indicate that this enquiry relates to a plot of land or a recently built property. See notes s,t

4.5. Will the basis for charging for sewerage and water services at the property change as a consequence of a change in occupation?

Records indicate that this enquiry relates to a plot of land or a recently built property. It is recommended that the charging proposals are checked with the developer. If the property was constructed after 6th April 2015 the Surface Water drainage may be served by a Sustainable Drainage System. Further information may be available from the Developer. See note t

APPENDIX I - WATER QUALITY REPORT

The map below shows the hardness of water across the South West Water region.



Water hardness measurements

There are several different measurements for water hardness. You may see any of these mentioned in the manuals for washing machines and other appliances.

Hardness category	Calcium (mg/l)	Calcium carbonate (mg/l)	English Clarke degrees	French degrees	General/German degrees
Soft	0 to 20	0 to 50	0 to 3.5	0 to 5	0 to 2.8
Moderately soft	21 to 40	51 to 100	3.6 to 7	6 to 10	2.9 to 5.6
Slightly hard	41 to 60	101 to 150	8 to 10.5	11 to 15	5.7 to 8.4
Moderately hard	61 to 80	151 to 200	10.6 to 14	16 to 20	8.5 to 11.2
Hard	81 to 120	201 to 300	15 to 21	21 to 30	11.3 to 16.8
Very hard	Over 120	Over 300	Over 21	Over 30	Over 16.8

NOTES - TO ACCOMPANY THE QUESTIONS

The information in the following pages is provided in addition to the responses already provided and to answer any general questions you may have about the content of this report.

Notes to accompany the drainage and water questions

- a. 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.
- b. The section 104 sewer record is not an 'as-constructed' record. It is recommended that these details are checked with the developer.
- c. Assets other than public sewers may be shown on the copy extract, for information only.
- d. 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, the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- e. An extract from the public sewer map is enclosed. This will show all 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.
- f. 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.
- g. 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.
- h. Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, intended recipients should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities.
- i. Final adoption is subject to the developer complying with the terms of the adoption agreement under S104 of the Water Industry Act 1991.
- j. Where the property is part of an established development it would not normally be subject to an adoption agreement under S104 of the Water Industry Act 1991.
- k. The boundary of the property has been determined by reference to the Ordnance Survey record.
- l. 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 works 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.
- m. The presence of a public sewer within 100 feet (approx. 30 metres) of the building(s) within the property can result in the local authority requiring a property to be connected to a public sewer.
- n. The measure is estimated from the centre of the property or land shown on the Ordnance Survey record.
- o. Assets other than vested water mains may be shown on the copy extract, for information purposes only.
- p. 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 current property owner will normally have sole responsibility for the 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 intended recipient may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- q. 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
- r. 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 works 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.
- s. Metered charges will apply where a buyer makes a change of use of the property or where the buyer uses water for:-
 - i. Watering the garden other than by hand,
 - ii. Automatically replenishing a pond or swimming pool >10,000 litres
 - iii. A bath with capacity >230 litres
 - iv. A reverse osmosis unit.
- t. Water and Sewerage companies' full charges are set out in their charges schemes which are available from the company free of charge upon request.
- u. Where a property is part of a very recent or ongoing development and the water mains are not the subject of an adoption application, intended recipients should consult with the developer to ascertain the extent of private water pipes for which they may become responsible.

NOTES - TO ACCOMPANY THE QUESTIONS

- v. 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 Undertaker. Details of this are available from the Office of Water Services (OFWAT): www.ofwat.gov.uk.
- w. Information on the location of water meters is indicative only. Customers without water meters who may wish to consider this method of charging should contact South West Water Metering Services Team.
- x. 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 or small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded. 'At Risk' properties are those that the sewerage Undertaker is required to include in the Regulatory Register which is reported annually to the Director General of Water Services. Properties may be at risk of flooding but not included in the register where flooding incidents have not been reported to the Sewerage Undertaker. It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Sewerage Undertaker. This report excludes flooding from private sewers and drains and the sewerage Undertaker makes no comment upon this matter.
- y. "Low Water Pressure" means water pressure below the regulatory level which is the minimum pressure when demand on the system is not abnormal. The Water Undertakers are required to include in the Regulatory register, that is reported annually to the Director General of Water Services (OFWAT), properties receiving pressure below the reference level, provided that allowable exclusions do not apply (for example: temporary 'one-off' events which cause temporary loss of pressure). The reference level of service is a flow of 9 litres per minute at a pressure of 10 metres head. This is measured on the customers' side of the main stop tap / meter. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS806-3 or the Institute of Plumbing handbook.
- z. Water Undertakers have a duty to provide wholesome water that meets the standards of the Water Supply (Water Quality) Regulations 2000. Water quality is normally tested at the tap used for domestic consumption (normally in the kitchen), however the householder is responsible for any deterioration in quality that is a result of the domestic network and plumbing arrangements within the property that results in the standards not being met. Data collected by the Water Undertaker is subject to external review by the Drinking Water Inspectorate (DWI) and by local and health authorities. If you require any further advice regarding failures in water quality standards, please see Q.12 for contact details. Authorised departures are not permitted if the extent of the departure from the standard is likely to constitute a potential danger to human health.
- aa. The nearest sewage treatment works will not always be the sewage works serving the catchment within which the property is situated, i.e. the property may not necessarily drain to this works. It should be noted that there may be a private sewage treatment works closer to the property than the public one identified here. The Sewerage Undertaker is unable to comment on the efficiency or odour problems which may arise from such private treatment works.
- bb. 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 were transferred into public ownership and the sewerage undertaker may not have been approved or consulted about any plans to erect a building or extension on the property over or in the vicinity of these.
- cc. From the 1st October 2011 there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.
- dd. 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.
- ee. "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.
- ff. At Risk properties are those that the Sewerage Undertaker 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 Sewerage Undertaker'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 Sewerage Undertaker.
- gg. It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Sewerage Undertaker.

NOTES - TO ACCOMPANY THE QUESTIONS

- hh. If the property was constructed after 1st July 2011 any sewers and/or lateral drain within the boundary of the property are the responsibility of the householder.
- ii. For reporting purposes buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.

COMMON DRAINAGE & SUPPLY TERMS

Adoption of sewers

Transfers to the sewerage undertaker the ownership of sewers and the legal obligation for meeting the cost of their maintenance and improvement to meet increasingly stringent environmental standards.

Sewerage Undertaker

Is a limited company succeeding the former water authority and appointed by the Secretary of State to carry out the duties as signed to it by statute. These include the provision, maintenance and improvement of a system of sewers and sewage treatment works.

Building Over Agreement / Consent

No building is permitted over public sewers or water mains without a special agreement such as a 'building-over agreement'. Any such building might cause damage and would restrict or interfere with the undertakers rights of access for inspection, repair, maintenance or renewal of their asset. In some circumstances, agreement may be allowed by the issue of 'consent' rather than by formal agreement.

Cesspool / Cesspit

A sealed tank having no out let, used for the storage of sewerage. The Cesspool must be emptied regularly and running costs can be substantial.

Combined Sewer

A sewer carrying both foul water as well as surface water.

Conveyancing 29 Form, Or 'Con29'

A standard form of conveyancing enquiry, normally addressed to the local authority, published by the Solicitors' Law Stationery Society Limited. The Conveyancing 29 form asks standard questions on such issues as Planning, Development, Highways, Smoke Control Orders, etc. It also asks about drainage. Since 1989, the sewerage undertakers have been responsible for maintaining the records of public sewers. Official Local Authority searches (CON29R/LLC) are available from Source for Searches.

Easements

In the context of this document, an easement is a legal restriction on the activities which land owners can undertake on or above an asset such as a trunk water main. In particular, tree planting and building are generally prohibited. Easements have been used when extra powers are deemed to be required by the water undertaker to protect the asset.

Foul Sewer

A sewer used to transport mainly foul sewerage to a treatment works. It may also contain some surface water from rainfall, when it might be termed a 'combined sewer'.

Lateral Drains

Pre-1936 Sewers

The Public Health Act of 1936 set out a range of responsibilities for the operation and maintenance of sewerage system but the Act recognised that little was known about the existing sewer network. Some had been maintained by private individuals and others by local authorities. Some of the costs had been re-charged to the owners, and the location of all these early sewers had not been surveyed and was unknown. The Act acknowledged the different status of these early sewers and made different provisions in respect of them.

Private Drain

A sewer in private ownership draining only one property. If there is no cesspool or private treatment works, the drain usually connects with a private or public sewer.

COMMON DRAINAGE & SUPPLY TERMS

Private Sewage Treatment Plant

Generally a small treatment works (which could be a septic tank) owned and operated by a community, hotel or household. Treatment plants should conform to the same operational and environmental standards applied to sewage works operated by the water company. Accordingly, the running costs for small plants can be substantial and as environmental standards are raised there may be a need for additional capital investment.

Private Water Supplies

Where a property has no connection to the water mains, a suitable private spring or surface water source may be used. This may require extensive treatment to make the supplies safe and will be subject to examination and control by the local environmental health officer. Approval under the Building Act 1984 for new building work for domestic properties will not be granted unless adequate water supplies and drainage facilities are available.

Public Sewer

A sewer vested in and maintained by the sewerage undertaker. Members of the public generally have the statutory right to connect into and use the public sewer on offering payment of sewerage charges.

Rising Mains / Pumping Mains

These are pipes carrying untreated sewage pumped under pressure. There is no right of connection into them.

Section 102 Declaration

A sewerage undertaker may make, or may be asked to make, a declaration that sewer or sewerage disposal works already in existence will be adopted and maintained at public expense from a particular date.

Section 104 Agreement

An agreement made between a housing developer and the sewerage undertaker under Section 104 of the Water Industry Act 1991, for the adoption of sewers the developer intends to build to serve the new houses. A bond to guarantee proper performance often supports the agreement by the developer of his obligations under the agreement. Such sewers are often required to be constructed to a particular standard before adoption can take place.

Septic Tank

A settlement chamber, which provides treatment to sewage and drainage waters. Overflow from the tank goes to a soak-away or drainage field or occasionally to a sewer. Septic tanks are un-powered. Properties operating them are responsible for the operation, maintenance and occasional emptying of the chamber. Septic tanks function excellently in well drained land. It is becoming less acceptable to operate a septic tank in low-lying land, particularly near rivers and streams. Any pollution problems precipitated by poorly performing septic tanks may mean they need to be decommissioned, and connections to the public sewer network need to be undertaken.

Sludge Main

A pressurised pipe carrying treated or partially treated sewerage sludge.

Soak-away or drainage field

Buried pipes or aggregates that allow treated effluents or surface waters to disperse. They are owned and maintained by the property owner.

Surface water sewer

A sewer used only for the transport of uncontaminated surface water or rainwater in an area where separate sewerage systems have been provided. This may discharge safely to a local watercourse or may combine with the foul sewerage system (to form a combined sewer) for treatment with the foul flows.

Water service company

A provider of sewerage and possibly water services in an area.

REQUIREMENTS

Requirements to be met by persons carrying out works near to water mains and sewers.

1. The precise position of water mains and sewers must be ascertained by hand digging trial holes after first contacting South West Water, who will give such information as is available regarding the general location of the mains and sewer in the area. No liability is accepted for the accuracy of any information given as to the position or existence of water mains and sewers. In particular, service pipes and drainage connection are not generally shown on mains records, but their presence should be anticipated and precautions taken to avoid damage.
2. Notices of intent must be given to South West Water before any works are carried out in the vicinity, except in cases of emergency when our Operations Centre should be contacted as soon as possible.
3. Unless prior written approval has been obtained, mechanical excavation may not be permitted around, or within, **3 meters** of the water main or sewer. Excavation may be necessary by hand.
4. Concrete haunches or surrounds to sewers must not be disturbed without prior written consent from South West Water.
5. Before backfilling, the mains and sewers will be inspected and any flaws or damage to the pipe or wrapping, if found, will be repaired by South West Water. All such flaws or damage must be immediately reported to the Company as soon as they are discovered. The carrying out of such repairs by South West Water shall not affect the question of liability, should any damage found to have resulted from the acts of those undertaking the works, their contractors, servants or agents.
6. Approved backfill will be used immediately around or over the mains and sewers to a minimum cover of 300mm and the remainder of the backfill shall be to the appropriate Highways Authority Specification for the Reinstatement of Openings in Highways.
7. Both the existing main or sewer and the new works shall be suitably supported to prevent future settlement and any subsequent damage to equipment.
8. Ground adjacent to concrete thrust blocks supporting the main(s) and sewer(s) must not be disturbed.
9. Adequate support must be given to all water mains and sewers where these are likely to be undermined, and to all trenches in the vicinity of these, during the process of the works.
10. **No apparatus** shall be laid on or over any land **within 300mm** measured horizontally from any part of a water main or sewer or other apparatus belonging to the Company. Provided always that this clause shall not prevent any pipe, cable or conducting medium being laid at an angle of between 45 and 90 degrees across the line of the Company's apparatus, with a vertical clearance in excess of **300mm**. In exceptional circumstances this clause may be varied or deleted with the prior written consent from South West Water.
11. **South West Water must be consulted before** any work representing an increased risk to the integrity of the mains or sewers (e.g., piling, using explosives, thrust boring, pipe bursting etc.) is carried out.
12. Facilities for inspecting all work carried out shall be given to South West Water with adequate notice.

DEVELOPMENT & TREE PLANTING

Development and Tree Planting adjacent to pipelines: Guidance for landowners

In accordance with the provisions of Clause 26 of South West Water's Code of Practice, you are advised that in order to maintain adequate future access to the pipeline and to avoid interference with it, it is necessary to ensure that the following guidelines are observed:

1. Buildings And Permanent Structures

Clear working strip:

A clear working strip along the pipe is required between buildings and permanent structures and this must be:-

Pipes up to 150mm diameter	6.0 metres
Pipes 151-600mm diameter	7.0 metres
Pipes 601mm diameter and over	9.0 metres

If a building or permanent structure is planned within these limits please contact our Development Planning team as Build Over consent may be required. Development Planning: developerservices@southwestwater.co.uk

Proximity of buildings:

No buildings or permanent structures should be placed within 3 metres of pipes below 300mm in diameter or within 3.5 metres of pipes of 300mm or over in diameter (distances measured from the centre of the pipe), and in addition, buildings and permanent structures must be constructed so as to ensure that no additional loads are transmitted to the pipe.

(N.B: Pipe sizes refer to the internal diameter / bore of the pipe).

2. Trees And Shrubs

Roots can damage pipelines over time and extensive root systems will limit access to the pipeline in breach of the Company's right to access for repair or replacement. As a rule of thumb, the root spread of a tree is approximately the same as its eventual canopy spread. To help you avoid damage or interference to the pipeline, the Company suggests the following guidelines:

- No large or forest trees should be planted with 7 metres of the pipeline (examples include Oak, Ash, Beech, Douglas Fir, Sitka Spruce etc.)
- Medium to small sized trees should always be planted in such a way as to ensure that the eventual root spread reaches no closer than 1 metre of the pipeline, in practice, if trees are planted a distance of 5 metres away from the pipeline, this should be sufficient.
- Bushes and shrubs should never be planted closer than 2 metres from the pipeline. Closer than 2 metres either side of the pipeline may be planted with hedge plants and ground cover only.

The measurements and distances set out are for guidance only and there will always be exception, for example: Poplars and Willows, which have a particularly invasive root system. If you are unsure of any individual case, then specialist advice should always be sought prior to planting.

The guidelines set out above are based on the Company's standard access requirements for its apparatus. If, for engineering reasons, the distances set out need to be varied at particular locations, you will be advised of this before compensation for works is finalised. If you need to know the precise underground location of a new water main / sewer after its installation, please contact any of the Company's local offices, and Company staff will be pleased to mark out the position of the pipeline within your land.

If the Company finds any infringement of its legal rights of access, or any damage being caused to the pipeline, the Company reserves the right to take appropriate action to ensure that there is no interference with its statutory apparatus.

**IN THE EVENT OF A LEAK OR PIPE COLLAPSE PLEASE CONTACT SOUTH WEST WATER
IMMEDIATELY ON 0344 346 2020 (24 HOURS)**

TERMS & CONDITIONS

Definitions:

"Client" means the person, company or body who is the intended recipient of the Report with actual or potential interest in the Property.

"Company" means South West Water Limited, who produces the Report.

"Customer" means the person, company, firm or other legal entity placing the Order, either on their own behalf as Client or as an agent for a Client.

"Order" means any request completed by the Customer requesting the Report.

"Property" means the address or location supplied by the Customer in the Order.

"Purchaser" means the actual or potential purchaser of the Property including their mortgage lender.

"Report" means the drainage and/or water report prepared by the Company in respect of the Property.

1. Agreement

- 1.1 The Company agrees to supply the Report to the Customer and/or the Client subject to these terms. The scope and limitations of the Report are described in paragraph 2. Where the Customer is acting as agent for the Client, the Customer warrants that it has the authority to accept these terms on behalf of the Client and to bind the Client. The Customer shall be responsible for bringing these terms to the attention of the Client
- 1.2 The Customer, the Client and the Purchaser agree that the placing of an Order for a Report and the subsequent provision of a copy of the Report to the Purchaser indicates acceptance of these terms.

2. The Report

- 2.1 The Report is for use only with respect to either residential or commercial properties as specified on the Report, depending on which Report package has been purchased from the Company. If the Client, Customer or Purchaser wish to obtain information about a different category of property purchased, an additional Report should be ordered from the Company to cover this additional category. The Company is not liable if a Client, Customer or Purchaser has ordered the wrong category of Report for the Property requirements.
- 2.2 Whilst the Company will use reasonable care and skill in producing the Report, it is provided to the Customer, the Client and the Purchaser on the basis that they acknowledge and agree to the following:-
 - 2.2.1 The Report relates to information held by the Company on its asset register about connection to the Company's own water and drainage supply. Where the Property is not connected to the Company's services (for example a private water supply), or where the Property is connected to services, pipes or drains other than those within the ownership or control of the Company, the information provided in the Report may not be accurate or complete as the Company might not hold this information on their records as this is outside of the Company's control. The Purchaser should make further enquiries of the vendor of the Property as to the location and connection of services, pipes and drains which are not within the responsibility of the Company. The Company accepts no liability for inaccurate or incomplete information in these circumstances.
 - 2.2.2 Information contained in the Report details only the location and connection of existing drainage and/or water to the Property at the date stated in the Report. The information contained within the Report can change on a regular basis so the Company cannot be responsible to the Customer, the Client and the Purchaser for any change in the information contained in the Report after the date on which the Report was produced and sent to the Client.
 - 2.2.3 The Report does not give details about the actual state or condition of the Property or the existing drainage and/or water service and should not 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.
 - 2.2.4 The information contained in the Report is dependent upon the accuracy of the address and location plan supplied by the Customer or Client in the Order.
 - 2.2.5 The Report provides information as to the location and connection status of existing services provided by the Company and should not be relied upon for any other purpose.
 - 2.2.6 The Report may contain opinions or general advice to the Customer, the Client and the Purchaser. The Company cannot ensure that any such opinions or general advice are accurate, complete or valid and accepts no liability for reliance on any such opinion, advice or general statement given.
 - 2.2.7 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 position 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.
 - 2.2.8 The Client, Purchaser and/or Customer must notify the Company as soon as practicable if it becomes aware of any defect or inaccuracy arising from the Report.

3. Liability

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

- 3.2 Where the Customer sells this Report to a Client (other than in the case of a bona-fide legal adviser recharging the cost of the Report as a disbursement) the Company shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) owe any duty of care or be liable for any contractual obligation nor be liable for any loss or damage whatsoever and the Customer shall indemnify the Company in respect of any claim by the Client.
- 3.3 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 the information and will supply that information as agent for the company from which the information was obtained.
- 3.4 The Report is produced for use in relation to commercial property transactions where the area of land is less than 20,000 square meters and should not be used for residential properties or for any mix purpose property with less than 50% usage for carrying on an economic activity, trade or business.
- 3.5 The Company's entire liability (except to the extent provided by Clause 3.6) in respect to all causes of action arising by reason of or in connection with the Report (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall be limited to £2,000,000.
- 3.6 Nothing in these terms shall exclude the Company's liability for death or personal injury arising from its negligence.

4. Copyright and Confidentiality

- 4.1 The Customer, the Client and the Purchaser acknowledge that the Report is confidential and intended for the personal use of the Client and the Purchaser.
- 4.2 The copyright and any other intellectual property rights 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.
- 4.3 The Customer or Client is entitled to make copies of the Report but may only copy Ordnance Survey mapping or data contained in or attached to the Report if they have an appropriate licence from the originating source of that mapping or data.
- 4.4 The Customer, the Client and the Purchaser agree (in respect of both the original and any copies made) to respect and not to alter any trademark, copyright notice or other intellectual property marking which appears on the Report or attached maps or plans.
- 4.5 The maps contained or attached to the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.
- 4.6 The Customer, the Client and the Purchaser agree 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 4.5 inclusive.

5. Payment

- 5.1 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.
- 5.2 Unless the Customer or Client has an account with the Company for the payment of Reports, the Company must receive payments for the Report in advance in full before the Report is produced. For Customers with accounts, payment terms will be as agreed with the Company.
- 5.3 The Company reserves the right to increase the fees or change the fee structure on reasonable notice at any time.

6. Data Protection

- 6.1 The Company will process any personal data provided to it during the course of the commissioning and production of the Report in accordance with the Data Protection Act 1998. Any information provided to the Company may be used for the purposes of debt collection recovery. Personal data may also be disclosed to other companies within the Company's Group and their subcontractors in connection with these purposes, but the personal information will not be processed for any other purpose or disclosed to third parties without the data subject's express permission. The Company may utilise any information collected in order to administer, develop and improve the business and services provided to its customers.

7. General

- 7.1 If any provisions of these terms is or becomes invalid or unenforceable, that term or terms 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.
- 7.2 These terms are governed by English Law and all parties submit to the exclusive jurisdiction of the English Courts.
- 7.3 Nothing in these terms shall restrict the Customer's, the Client's or the Purchaser's statutory rights of access to the information contained in the Report.
- 7.4 These terms may be enforced by the Customer, the Client and the Purchaser.

Version date: September 2013

COMPLAINTS PROCEDURE

The Law Society recommends a CON29DW Residential Drainage and Water enquiry on all occasions where a property is being sold. With their unique knowledge of the water industry, the regional water companies of England & Wales are best placed to identify any risks relating to the location and ownership of public water mains and sewers before property purchases are completed. We do accept that on occasions, customers may not be happy and seek clarification or confirmation that our records are correct. For such instances, the Drainage & Water Searches Network has developed a unified approach in dealing with customer enquiries and complaints, offering customers a set of minimum standards that would apply. These are listed below.

Complaints Procedure

If any of our customers have a query or issue regarding either the provision or the content of a Source for Searches Drainage and Water search, they should contact the Source for Searches team in the first instance, contact details are on the rear of this search report.

If you do raise a complaint you can expect the following as a minimum standard from Source for Searches:

1. We will listen to your complaint and do our best to resolve it immediately.
2. If we cannot resolve it at the time, we will record the details of your complaint and we will investigate and contact you within ten working days in writing.
3. Depending on the scale of the investigation required, we will keep you informed of the progress and update you with the new timescales, if necessary.
4. If we do not contact you within 10 working days of your initial complaint, you are entitled to compensation.
5. If you want us to liaise with a third party on your behalf, just let us know.
6. If we cannot resolve your complaint or have failed to comply with the complaints procedure we can ask an independent body to mediate.

If we consider the complaint to be justified, you can expect the following from Source for Searches:

1. We will refund you the search fee. We will also provide you with a revised search and undertake action within our control to put things right in line with the product terms and conditions. You will be informed of any action required.
2. If your search takes us longer than ten working days to complete and we have not communicated the reasons for the delay, you will receive the search free of charge.
3. Once you have our response, if you are still unhappy, please let us know and we can escalate your complaint.
4. While we aim to resolve your complaint first time, in the event that we are unable to resolve the issue to your satisfaction, ultimately you can contact an independent body.



CONTACT US

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Mining search

A valuable indicator for possible
issues with underlying mine
shafts



Contact South West Water:

Accounts helpline: 0344 346 1010
Services helpline: 0344 346 2020

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