

Drainage & Water Search

Property Address:

62 Heol-y-Frenhines
Dinas Powys
CF64 4UH

Name and Address of Data Source:

Dwr Cymru/Welsh Water
PO Box 690
Cardiff, CF3 5WL
Tel: 0800 052 0145
www.dwrcymru.com

Search Reference

Date of Search

XX46813

18th June 2015

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Rightsearch Solutions Ltd

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RIGHTSEARCH.

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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.
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 Welsh Ministers under Part 6 of the 2001 Regulations, from the provisions of Part 3 of those Regulations.
25	Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.

Question 1

Compilation of Drainage and Water Search

This report has been completed by personal examination of the Map of Public Sewers and the Map of Waterworks held by the Water Company along with other publicly available information. Please refer to the terms and expressions identified in the attached glossary. It is designed to be used in conjunction with the property's Sewerage and Water bills and / or your own survey of the property.

Question 2

Enquiries and Responses

If you have any questions relating to this search please contact us at the address below:

Rightsearch Solutions Ltd
Sophia House
28 Cathedral Road
Cardiff
CF11 9LJ

Question 3

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 in which the location of the property is identified.

Informative

Pipes that are shown on the public sewer map as sewers, disposal mains or lateral drains are defined as those for which a Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991. A Sewerage Undertaker is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. Any of these are shown on the extract are shown for information only. Sewers or lateral drains indicated on the extract 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, where relevant. Assets other than public sewers, disposal mains or lateral drains may be shown on the copy extract, for information.

Question 4

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

Records indicate that foul water from the property does drain to a public sewer.

Informative

Sewerage Undertakers are not responsible for any private drains and private sewers that connect the property to the public sewerage system, and do not hold details of these. The property owner will generally have responsibility (sometimes shared with other users) for private drains serving the property. Private drains and sewers may run through land outside the seller's property and the buyer should investigate whether separate rights or easements are needed for their inspection, repair or renewal. The extract from the public sewer map will show known public sewers and lateral drains in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or private sewers connecting the property to the public sewerage system.

Question 5

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

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

Informative

Sewerage Undertakers are not responsible for private drains and private 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 Undertaker records do not distinguish between foul and surface water connections to the public sewerage system. If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the Water Company. An extract from the public sewer map is enclosed. This details known public sewers and lateral drains in the vicinity of the property and it should be possible to estimate the length and route of any private drains and/or private sewers connecting the property to the public sewerage system.

Question 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 indicate that sewers serving the property are not the subject of an existing adoption agreement or an application for such an agreement.

Informative

Purchasers of new homes will want to know whether or not the property will be connected to a public sewer or lateral drain. The adoption of private sewers and drains by the Sewerage Undertaker is subject to the developer complying with the terms of an adoption agreement made under the provisions of Section 104 of the Water Industry Act 1991.

Question 7

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

The public sewer map does indicate that there are public sewers, disposal mains or lateral drains within the boundaries of the property. Historically it was not always a requirement for public sewers, disposal mains or lateral drains to be recorded on the public sewer map. It is therefore possible for unidentified sewers, disposal mains or lateral drains to exist within the boundaries of the property.

Informative

The approximate boundary of the property has been determined by reference to the plan provided. The presence of a public sewer, disposal main or lateral drain running within the boundary of the property may restrict further development, which potentially required the consent of the Sewerage Undertaker to carry out. In any event, 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 Company or its contractors needing to enter the property to carry out work.

Question 8

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 is a public sewer within 30.48 metres (100 feet) of a building within the property.

Informative

A foul sewer indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 is not an "as constructed" record. It is recommended that these details be checked with the developer. If the private sewer is adopted then it will become a public foul sewer within 30.48 metres (100 feet) of the building(s) within the property and this 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 foul sewer.

Question 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?

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 please note 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. The Information Accuracy Indemnity included within this report covers adverse entries as at the date of this report where data is not available.

Informative

Buildings or extensions erected over a public sewer, disposal main or lateral drain in contravention of building controls or which conflict with the provisions of the Water Industry Act 1991 may have to be removed or altered. Please also refer to Question 7 above.

Question 10

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

A copy of an extract from the map of waterworks is included in which the location of the property is identified.

Informative

Pipes that are shown on the extract as water mains, resource mains or discharge pipes are defined as those for which a Water Undertaker holds statutory responsibility under the Water Industry Act 1991. Assets other than water mains, resource mains or discharge pipes may be shown on the plan, for information only. Water Undertakers are not responsible for private water mains or private service pipes connecting the property to the public water main and do not hold details of these. These may run through land outside the seller's property, or sometimes shared with other users. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal. The extract shows 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.

Question 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?

Records indicate that water mains or service pipes serving the property are not subject to an existing adoption agreement or an application for such an agreement.

Informative

Where the property is part of a very recent or ongoing development, and the water mains and service pipes are not the subject of an adoption application, buyers should consult with the developer to confirm that the Water Undertaker will be asked to provide a water supply to the development or to ascertain the extent of any private water supply system for which it will hold maintenance and renewal liabilities.

Question 12

Who are the Sewerage and Water Undertakers for the area?

The Sewerage Undertakers for the area are:

Dwr Cymru/Welsh Water
PO Box 690
Cardiff, CF3
5WL
Tel: 0800 052 0145
www.dwrcymru.com

The Water Undertakers for the area are:

Dwr Cymru/Welsh Water
PO Box 690
Cardiff, CF3 5WL
Tel: 0800 052 0145
www.dwrcymru.com

Question 13

Is the property connected to mains water supply?

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

Question 14

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

The extract does not indicate any/details water mains, resource mains or discharge pipes within the boundaries of the property.

Informative

The approximate boundary of the property has been determined by reference to the plan provided. The presence of public water main, resource main or discharge pipe within the boundary of the property may restrict further development within it. Please refer to Question 7 above. Water Undertakers have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the Company or its contractors needing to enter the property to carry out work.

Question 15

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

Please refer to vendor or pre-contract documents and / or your own survey of the property.

Informative

Water and Sewerage Companies full charges are set out in their charges schemes which are available from the Company free of charge upon request. The Company may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water for watering the garden, other than by hand (this includes the use of sprinklers) or automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.

Question 16

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

This information will only be included where the information is publicly available, details of how the information can be viewed is included in this report. The Information Accuracy Indemnity included within this report covers adverse entries as at the date of this report where data is not available.

Informative

Water and Sewerage Companies full charges are set out in their charges schemes which are available from the Company free of charge upon request. The Company may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water for watering the garden, other than by hand (this includes the use of sprinklers) or automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.

Question 17

Is a surface water drainage charge payable?

Please refer to vendor or pre-contract documents and / or your own survey of the property.

Informative

Where surface water charges are payable but upon inspection the property owner believes that surface water does not drain to the public sewerage system, an application can be made to the Water Company to end s these charges.

Question 18

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

Please refer to vendor or pre-contract documents and / or your own survey of the property.

For further information regarding any water meter serving this property please contact your appropriate water services supplier:

Dwr Cymru/Welsh Water
PO Box 690
Cardiff, CF3 5WL
Tel: 0800 052 0145
www.dwrcymru.com

Question 19

Who charges the property for sewerage services?

The property is charged for sewerage services by:

Dwr Cymru/Welsh Water
PO Box 690
Cardiff, CF3 5WL
Tel: 0800 052 0145
www.dwrcymru.com

Question 20

Who charges the property for water services?

For further information regarding billing of water services of this property please contact your appropriate water services supplier:

Dwr Cymru/Welsh Water
PO Box 690
Cardiff, CF3 5WL
Tel: 0800 052 0145
www.dwrcymru.com

Question 21

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

Water company information is not property specific, details of how this information can be viewed is included in this report. The Information Accuracy Indemnity included within this report covers adverse entries as at the date of this report where data is not available.

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 blockage, 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.

Question 22

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

Water company information is not property specific, details of how this information can be viewed is included in this report. The Information Accuracy Indemnity included within this report covers adverse entries as at the date of this report where data is not available.

Informative

"Low water pressure" means water pressure below the regulatory reference level which is the minimum pressure when demand on the system is not abnormal.

Question 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.

A detailed analysis of water quality for the property can be found by visiting your appropriate water services supplier:

Dwr Cymru/Welsh Water
PO Box 690
Cardiff, CF3 5WL
Tel: 0800 052 0145
www.dwrcymru.com

For further information in respect of water quality there are a number of industry links listed below:

Independent Water Networks www.iwnl.co.uk

Consumer Council For Water www.ccwater.org.uk

Drinking Water Inspectorate www.dwi.gov.uk

Environment Agency www.environment-agency.gov.uk

Ofwat www.ofwat.gov.uk

Informative

Water Companies have a duty to provide water meeting the standards of the Water Supply (Water Quality) Regulations 2000, which were in turn brought about by the European Drinking Directive 98/83/EC. Water quality is normally tested at the tap used for domestic consumption, usually the kitchen. However, the owner/occupier is responsible for any deterioration in water quality that is a result of the supply pipe and the plumbing within the property and results in the standards not being met. The Regulations impose a range of parameters for those standards, which are either health based to ensure the water is safe to drink or ensure the water is aesthetically acceptable. They also require that drinking water should not contain any element, organism or substance (irrespective of the parameters) at a concentration or value which would be detrimental to public health.

Question 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 Welsh Ministers under Part 6 of the 2001 Regulations, from the provisions of Part 3 of those Regulations.

Water company information is not property specific, details of how this information can be viewed is included in this report. The Information Accuracy Indemnity included within this report covers adverse entries as at the date of this report where data is not available.

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.

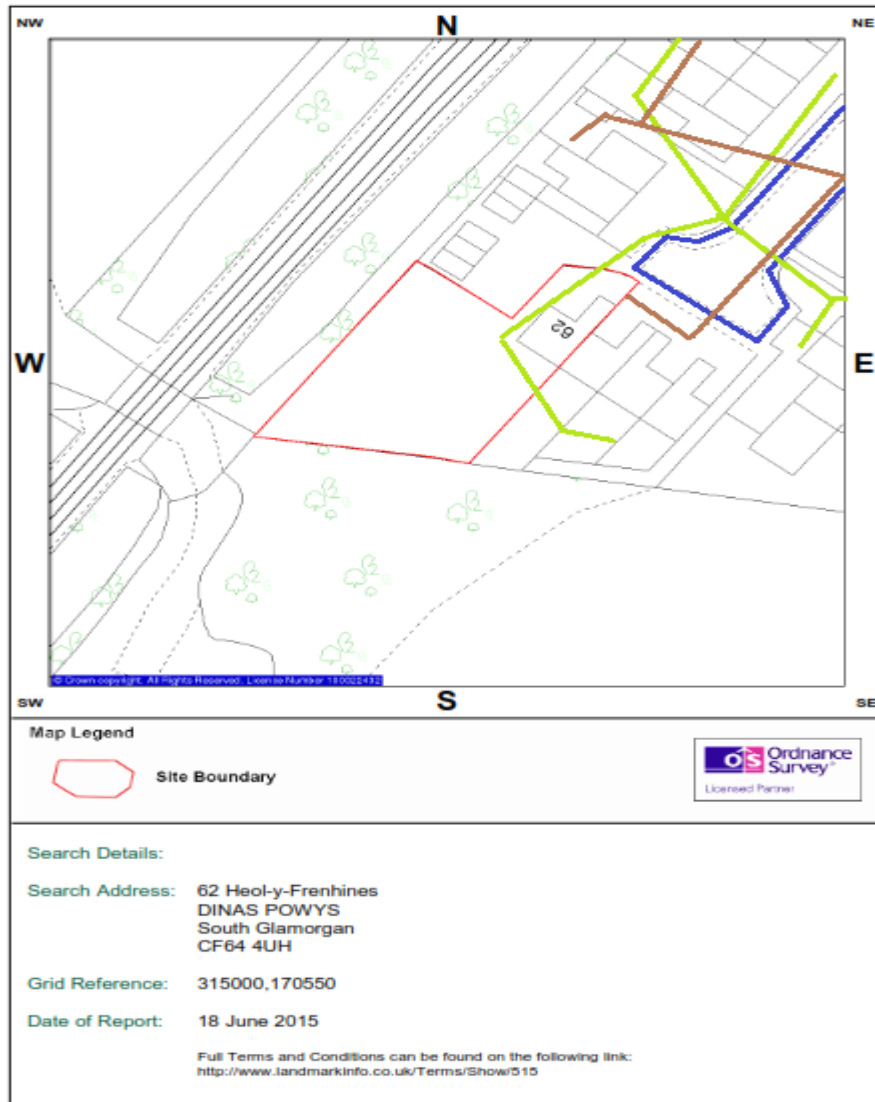
Question 25

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

This information has not been requested. The Information Accuracy Indemnity included within this report covers adverse entries as at the date of this report where data is not available.

Informative

The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated



Map Key

	Public Combined Sewer		Public Foul Sewer
	Public Surface Water		Abandoned Public Sewer
	Water Pipes		Sewer Publicly Maintained Under Section 24 Public Health Act 1936

Glossary of Terms and Expressions

'**the 1991 Act**' means the Water Industry Act 1991[61];

'**the 2000 Regulations**' means the Water Supply (Water Quality) Regulations 2000[62];

'**the 2001 Regulations**' means the Water Supply (Water Quality) Regulations 2001[63];

'**adoption agreement**' means an agreement made or to be made under Section 51A(1) or 104(1) of the 1991 Act[64];

'**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 31st December;

'**discharge pipe**' means a pipe 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 substance 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[65];

'**licensed water supplier**' means a company which is the holder for the time being of a water supply license under Section 17A(1) of the 1991 Act[66];

'**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[67] in relation to the information specified in subsection (1A);

'**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

'**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[68], 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[69]; (b) by virtue of a scheme under Schedule 2 to the 1991 Act[70]; (c) under Section 179 of the 1991 Act[71]; or (d) otherwise;

'**public sewer map**' means the map made available under Section 199(5) of the 1991 Act[72];

'**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 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 area**' 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 area for that year,

'**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.