DRAINAGE AND WATER SEARCH

REQUESTED BY
Sample Solicitor
conveyancing_searches@samplesolicitor.co.uk

OUR REF: D97203
YOUR REF: 3JR
PREPARED BY: Heather Nash
INVOICE NUMBER: E211732
SEARCH DATE: 7th November 2011

PROPERTY ADDRESS
1, The Street, Aylesbury, Buckinghamshire, XX1 1XX.

If you have any questions about the contents of this Drainage and Water Search, please contact our Customer Service Team on:

FREEPHONE 0800 052 0117 EMAIL CS@ONESEARCHDIRECT.CO.UK

REPORT REFERENCE D907203

Summary of Drainage and Water Report

Mains Water CONNECTED
Foul Water CONNECTED
Surface Water Sewer CONNECTED

Please contact us should you have any enquiries.

LEGEND

Typical response
Caution - please refer to detail provided in answer
Needs attention

ONESEARCH TM Direct
### DRAINAGE ENQUIRIES

<table>
<thead>
<tr>
<th><strong>SEWERAGE UNDERTAKER</strong></th>
<th><strong>SEE ANSWER</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Who is the sewerage undertaker for the area?</td>
<td>Thames Water Utilities Limited, Clearwater Court, Reading, RG1 8DB. &lt;br&gt;Telephone: 0845 9200 888 &lt;br&gt;Web: <a href="http://www.thameswater.co.uk">www.thameswater.co.uk</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>DRAINAGE MAP</strong></th>
<th><strong>ENCLOSED</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Please provide an extract from the public sewer map.</td>
<td>Please refer to the attached map. Where relevant, assets have been transcribed.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>FOUL WATER</strong></th>
<th><strong>CONNECTED</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Does foul water from the property drain to a public sewer?</td>
<td>Records indicate that foul water from the property does drain to a public sewer.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>SURFACE WATER</strong></th>
<th><strong>CONNECTED</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Does surface water from the property drain to a public sewer?</td>
<td>Records indicate that surface water from the property does drain to a public sewer.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>ADOPTION</strong></th>
<th><strong>SEE ANSWER</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Are any sewer or lateral drains serving, or which are proposed to serve the property, the subject of an existing adoption agreement or an application for search an agreement?</td>
<td>The majority of private sewers and lateral drains subject to adoption agreements were transferred into public ownership from 1st October 2011 and there may therefore be additional public sewers other than those shown on the plan. Note: In the case of recent or new developments, please refer to developer.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>DRAINAGE ASSETS WITHIN BOUNDARY</strong></th>
<th><strong>NO</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?</td>
<td>The map indicates there are no public sewers, disposal mains or lateral drains within the boundaries of the property.</td>
</tr>
</tbody>
</table>

**Notes**<br>
(1) It has not always been 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. A full site inspection is recommended prior to any work commencing.<br>
(2) Please note that from 1st October 2011 the majority of private sewers and lateral drains connected to the public network as of 1st July 2011 transferred into public ownership and it is therefore possible there may be additional public assets within or close to the boundary which may not be shown on the public sewer plan. The presence of public assets running within the boundary of the property may restrict further development. If there are any plans to develop the property further enquiries should be made to the undertaker.<br>
(3) The undertaker has a legal right of access to carry out work on its assets, subject to notice. This may result in employees of the undertaker or its contractors needing to enter the property to carry out work.
<table>
<thead>
<tr>
<th>PUBLIC SEWER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?</td>
</tr>
<tr>
<td>YES</td>
</tr>
</tbody>
</table>

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

Note: From 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.
DRAINAGE AND WATER SEARCH

1, The Street, Aylesbury, Buckinghamshire, XX1 1XX.

WATER ENQUIRIES

<table>
<thead>
<tr>
<th>WATER UNDERTAKER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Who is the water undertaker for the area?</td>
</tr>
<tr>
<td>Thames Water Utilities Limited, Clearwater Court, Reading, RG1 8DB.</td>
</tr>
<tr>
<td>Telephone: 0845 9200 888</td>
</tr>
<tr>
<td>Web: <a href="http://www.thameswater.co.uk">www.thameswater.co.uk</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MAP OF WATERWORKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Where relevant, please include a copy of an extract from the map of waterworks.</td>
</tr>
<tr>
<td>Please refer to the attached map. Where relevant, assets have been transcribed.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MAINS WATER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property connected to mains water supply?</td>
</tr>
<tr>
<td>Records indicate that the property is connected to mains water supply.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ADOPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
</tr>
<tr>
<td>Records indicate that water supply serving the property are not the subject of an existing adoption agreement or an application for such an agreement.</td>
</tr>
<tr>
<td>Note: 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.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>WATER ASSETS WITHIN BOUNDARY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are there any water mains, resource mains or discharge pipes within the boundaries of the property?</td>
</tr>
<tr>
<td>The map indicates there are no water mains, resource mains or discharge pipes within the boundaries of the property.</td>
</tr>
<tr>
<td>Note: It has not always been a requirement for such water mains, resource mains or discharge pipes to be recorded on the public sewer map. It is therefore possible for water mains, resource mains or discharge pipes to exist within the boundaries of the property. A full site inspection is recommended prior to any work commencing.</td>
</tr>
</tbody>
</table>
BILLING MATTERS

CHARGING BASIS

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

Please refer to vendor. Obtaining a copy of a recent water bill will confirm the charging basis for the property.

OTHER MATTERS

BUILDING OVER AGREEMENTS

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.

Notes:  
(1) Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered.  
(2) 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.
1. The position of any apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. No liability is accepted by OneSearch Direct for any error or omission. Assets are indicated for reference purposes only.
2. Private drains and sewers connecting the property to the public system may not be shown as water companies have not historically held these details. Only those assets indicated on the publicly available statutory maps are reproduced on this plan.
3. On 1st October 2011 some private assets transferred to water company ownership, including private sewers and lateral drains. These assets will be indicated if they have been added to the statutory sewer maps, but may not be shown due to the historical nature of private sewers (see note 2).
4. Section 104 sewers may not be shown on this plan.
5. The presence of service pipes should be anticipated and the actual position of mains should be verified and established on site prior to commencing any work.
The Search Company

1. This Search Report was prepared by:
   OneSearch Direct Limited
   1st Floor
   Skypek 1
   8 Elliot Place
   Glasgow
   G3 8EP
   Tel 0800 052 0117
   Email cs@onesearchdirect.co.uk

(Referred to as "OneSearch").

2. OneSearch Direct is a Limited Company registered in Scotland,
   Company Number SC230285.
   Registered office 16 Charlotte Square,
   Edinburgh, EH2 4DF.

3. OneSearch maintain contractual relationships with various persons
   involved in the conveyancing process
   in the UK. OneSearch will disclose on
   the Search Report any personal or
   business relationship it has with
   individuals involved in the sale of the
   property as identified when the
   Search Report is ordered. OneSearch
   cannot accept liability for failing to
   disclose a relationship when a
   person’s involvement in the
   transaction is not declared at the
   outset.

Terms for Preparation of Search

4. This Search Report does not consider
   whether all necessary consents have
   been obtained. Purchasing agents are
   advised to obtain the necessary
   documentation from the vendors.

5. The necessary searches to prepare
   this Search Report were completed on
   the date of issue as specified on the
   coversheet.

Legal Issues

6. The Search Report has been prepared
   with reasonable care and skill by staff
   trained and employed by OneSearch.

7. The seller of the subjects or the
   person acting as his/her estate agent
   may make copies of this Search
   Report subject to our prior
   agreement.

8. These terms are enforceable against
   OneSearch not only by the seller of
   the property but also by the
   purchaser of, or mortgage lender in
   respect of, the property, in their own
   right.

9. Any queries or complaints regarding
   the content of the Search Report;
   the manner in which the search was
   prepared or completed; or the service
   provided by staff of OneSearch should
   be submitted in the first instance to
   Customer Services as set out in
   paragraph 1. Claims may also be
   made under the relevant insurance.
   (See also under Liability and Insurance
   below.)

Liability

10. This search is covered by Professional
    Indemnity Insurance arranged by
    Novae to a limit of £5,000,000, to
    protect you in the unlikely event that
    we provide you with any negligent
    advice or service which you have paid
    for which results in you suffering a
    direct financial loss; loss is defined as
    a decrease in value of your asset
    arising from the direct result of our
    negligence in providing incorrect
    information and/or omitting
    information from the Search Report
    provided to you.

11. If the insurance company goes out of
    business, compensation may be
    available from the Financial Services
    Compensation Scheme (FSCS). The
    Financial Ombudsman Service may
    also provide help in resolving disputes
    involving insurance companies.

Complaints Procedure

12. OneSearch is registered with the
    Property Codes Compliance Board as
    a subscriber to the Search Code. A
    key commitment under the Code is
    that firms will handle any complaints
    both speedily and fairly.

If you make a complaint, we will:

- Acknowledge your complaint within
  5 working days of receipt;
- Normally deal with it fully and
  provide a final response, in writing,
  within 20 working days of receipt;
- Keep you informed by letter,
  telephone or email, as you prefer, if
  we need more time;
- Provide a final response, in writing,
  at the latest within 40 working days
  of receipt;
- Liaise, at your request, with anyone
  acting formally on your behalf.

Complaints should be addressed to
Customer Services as set out in
paragraph 1, either by letter, email, or
telephone.

If you are not satisfied with our final
response, you may refer the complaint
to The Property Ombudsman scheme:

Tel 01722 333306
Email admin@tpos.co.uk

We will cooperate fully with the
Ombudsman during any investigation
and comply with his decision.