

# Envirosearch Residential

## Risk Summary



### Section 1: Contaminated Land

**PASSED**

We consider there to be no potential risk of contaminated land at or within the vicinity of the property. Please **refer to section 1** for further information.



### Section 2: Flood

**NONE IDENTIFIED**

While this report may have identified areas at risk of flooding within 250m of the search centre, we consider there to be no significant risk of flooding to the property. Please **refer to section 2** for further information.



### Section 3: Energy & Infrastructure

**IDENTIFIED**

We have identified one or more factors such as HS2, energy exploration, wind or solar farms within the vicinity of the property. Please **refer to section 3** for further information and next steps.



### Section 4: Ground Stability

**IDENTIFIED**

We have identified a factor that may affect the ground stability of the property. Please **refer to section 4** for further information and next steps.



### Section 5: Radon

**NONE IDENTIFIED**

The property is not considered to be within a radon affected area. Please **refer to section 5** for more information.



### Section 6: Other Influential Factors

**NONE IDENTIFIED**

No overhead power lines, environmental or other influential factors have been identified within the vicinity of the property. Please **refer to section 6** for more information.

This report is issued for the property described as

**24a  
Langham Crescent  
BILLERICAY  
Essex  
CM12 9RB**

Report Reference  
**175185230\_1\_1**

National Grid Reference  
**567990 193420**

Customer Reference  
**RC2/ROG809.1\_ESR**

Report Date  
**31 July 2018**

### Landmark Contribution

By purchasing this report, the recipient may be eligible for remediation contribution of **up to £100,000** if served with a Remediation Notice by the local authority. Such a notice may require the homeowner to pay for all, or contribute to, the remediation of the property. For more information see Landmark's Terms and Conditions.

### CONTACT DETAILS

If you require assistance please contact our customer services team on:

**0844 844 9966**

or by email at:  
[helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

# Conveyancer Guidance



## Professional Opinion

### Contamination Risk: **PASSED CERTIFICATE**

In the professional opinion of Argyll Environmental Ltd. the level of contamination risk associated with the information disclosed in the Envirosearch Residential report dated 31st July 2018 and reference 175185230\_1\_1, RC2/ROG809.1\_ESR for

#### **24a**

**Langham Crescent**

**BILLERICAY**

**Essex**

**CM12 9RB**

1) is unlikely that the property would be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

2) is unlikely to have an adverse effect on the security of the property for normal lending purposes.

The professional opinion refers to Section 1 of this report and should always be read in conjunction with the full text of that report. No physical site inspection or survey has been carried out or is proposed.

Approved by:

**Argyll Environmental Ltd**



# Summary of Report Findings



## Section 1: Contaminated Land

Contamination Risk	0-25m	25-250m	250-500m	See Section
Designated Contaminated Land	No	No	No	<b>1a</b>
Landfill and Waste	No	No	No	<b>1b</b>
Potentially Contaminative Activities	No	No	Yes	<b>1c</b>
Known Contamination Incidents	No	No	No	<b>1d</b>
Other Potential Contaminative Land Uses	No	Yes	n/a	<b>1e</b>



## Section 2: Flood

Flood Risk	0-25m	25-250m	See Section
River Flooding	No	No	<b>2a</b>
Coastal Flooding	No	No	<b>2b</b>
Surface Water Flooding	No	Yes	<b>2c</b>
Risk of Flooding from Rivers and Sea (RoFRS)	No	No	<b>2d</b>
Historic Flood Events	No	No	<b>2e</b>
Groundwater Flooding	No	n/a	<b>2f</b>



## Section 3: Energy & Infrastructure

Energy & Infrastructure	Result	See Section
High Speed Rail 2 (HS2)	No	<b>3a</b>
Oil and Gas Exploration and Production	No	<b>3b</b>
Existing or Proposed Wind Farms and Wind Turbines	No	<b>3c</b>
Existing or Proposed Solar Farms	Yes	<b>3d</b>



## Section 4: Ground Stability

Ground Stability Risk	Result	See Section
Man-Made Factors	No	<b>4a</b>
Natural Factors	Yes	<b>4b</b>



## Section 5: Radon

Radon Risk	Result	See Section
Radon Affected Property	No	<b>5</b>



## Section 6: Other Influential Factors

Other Factors	Result	See Section
Overhead Power Lines	No	<b>6a</b>
Environmental Constraints	No	<b>6b</b>

# Property Purchaser Guidance



## Understanding This Report

The purpose of this report is to highlight any potential risk of contaminated land and identify other environmental factors at or around the property. It is necessary for your solicitor to consider these risks as part of their due diligence.

For Contaminated Land, we will state '**Passed**' on the front page if our expert consultants have considered there to be no potential risk. If a potential risk of contamination is found, the report will state '**Further Action**'. In this case, we include a 'Next Steps' section to help you to decide what to do next.

For all other environmental factors, we will state '**None Identified**' on the front page if we consider there is little or no significant risk to the property. If a potential risk is found, we will state '**Identified**' and detail the Next Steps within the relevant section of the report.

### Section 1: Contaminated Land

In this section, we highlight on a map, and within our findings pages, if there are any potential contaminated land risks at or around the property. Contaminated land contains substances that are actually or potentially hazardous to health or the environment.

### Section 2: Flood

In this section, we detail any risks of flooding at or around the property. We consider a number of factors such as river, coastal, groundwater and surface water.

### Section 3: Energy & Infrastructure

In this section, we provide information on a variety of energy and infrastructure projects and developments which may affect the property and surrounding area, such as High Speed Rail (HS2), solar and wind farms, etc. (only wind and solar farms with a capacity to produce over 1MW of power are shown).

### Section 4: Ground Stability

In this section, we identify if there are any factors present which could affect the ground stability of the property, such as coal mining activities, man-made or natural cavities.

### Section 5: Radon

In this section, we identify if the property is located in a radon affected area. Radon is a radioactive gas, which occurs naturally in rocks and soils and may be harmful to health.

### Section 6: Other Influential Factors

In this section, we identify factors that may have an influence on the property or surrounding area, such as overhead power lines or any environmental constraints such as national parks or conservation areas.

## Next Steps:

If you require any assistance, please contact our customer service team on: **0844 844 9966** or **helpdesk@landmark.co.uk**

# Site Location



## Aerial Photograph

The photograph below shows the location of the property.







Section 1a and 1b: Contaminated Land, Landfill and Waste

The map below shows the location of the Designated Contaminated Land and Landfill and Waste features highlighted within sections 1a and 1b of this report. Further details are shown on the following pages.



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Section 1a	Section 1b	
Contaminated Land Registry Entries and Notices	Registered Landfill Sites	Permitted Waste Sites - Authorised Landfill Site Boundaries
Registered Landfills (Potential Buffer)	BGS Recorded Landfill Sites	Environmental Permitting Regulations - Waste
Local Authority Recorded Landfill Sites	Historical Landfill Sites	Integrated Pollution Control Registered Waste Sites
		Registered Waste Treatment or Disposal Sites
		Registered Waste Transfer Sites



## Section 1a: Designated Contaminated Land

The data within this section tells you whether your property or surrounding area has been identified by the Local Authority as "Contaminated Land" under the Environmental Protection Act 1990. Should there be an indication of contamination, it is not necessarily a cause for concern. Your report will be assessed by our professional environmental consultants who will advise you what, if any, considerations need to be made should you proceed with the property purchase.

Enquiry	Result
Has any contaminated land been identified within 500m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
Contaminated Land Register Entries and Notices					
No factors identified for this property					



## Section 1b: Landfill and Waste

The information in this section is telling you about active and historic landfill and waste sites within 500 metres of the property. Having a landfill or waste site near your property does not necessarily mean that you or the property will be affected. However, it is something you need to be aware of, because landfill and waste can have a detrimental effect on the surrounding environment, house value and health. A closed landfill/waste site should be given equal consideration to an active site, because of landfill by-products. For instance, landfill with lots of organic material can continue to produce odours and gas for many years.

Enquiry	Result
Have any landfill and waste sites been identified within 500m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
Registered Landfill Sites					
No factors identified for this property					
BGS Recorded Landfill Sites					
No factors identified for this property					
Local Authority Recorded Landfill Sites					
No factors identified for this property					
Local Authority Recorded Landfill Coverage					
The following list details the Local Authorities that cover the search area who have made landfill data available					
Basildon District Council		- Has supplied landfill data			7
Essex County Council		- Has supplied landfill data			8
For further information regarding the availability of Local Authority Recorded Landfill data you may wish to forward enquiries to one or more of the contacts indicated above.					

Map ID	Reference	Location	Details	Distance	Contact
Historical Landfill Sites					
No factors identified for this property					
Permitted Waste Sites - Authorised Landfill Site Boundaries					
No factors identified for this property					
Environmental Permitting Regulations - Waste					
No factors identified for this property					
Integrated Pollution Control Registered Waste Sites					
No factors identified for this property					
Registered Waste Treatment or Disposal Sites					
No factors identified for this property					
Registered Waste Transfer Sites					
No factors identified for this property					





Section 1c and 1d: Potential and Known Contamination

The map below shows the location of the Potentially Contaminative Activities and Known Pollution Incidents in sections 1c and 1d of this report. Further details are shown on the following pages.



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Section 1c

- ▲ Local Authority Pollution Prevention and Controls
- ▼ Local Authority Integrated Pollution Prevention and Control
- ◀ Integrated Pollution Controls
- ▶ Environmental Permitting Regulations - Industry
- ◆ Consent to Discharge to Controlled Waters

- ✕ Radioactive Substances Register
- ✖ Planning Hazardous Substance Consents
- ✚ Control of Major Accident Hazards Sites (COMAH)
- ✚ Notification of Installations Handling Hazardous Substances (NIHHS)
- ★ Explosive Sites

Section 1d

- + Local Authority Pollution Prevention and Control Enforcements
- + Enforcement and Prohibition Notices
- + Planning Hazardous Substance Enforcements
- Prosecutions Relating to Authorised Processes
- Environmental Pollution Incidents
- Prosecutions Relating to Controlled Waters



## Section 1c: Potentially Contaminative Activities

This section describes current and historic licensed activities within 500 metres of the property, which have the potential to cause contamination or have an impact on the environment. The licensed activities could range from pollution to air, land or water; storage or disposal of radioactive substances; or storage of hazardous or explosive materials. Licences may no longer be active, but the nature of the past activity means it could still have an impact.

Enquiry	Result
Have any potentially contaminative activities been identified within 500m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact
<b>Local Authority Pollution Prevention and Controls</b>					
1	<b>Name:</b> Original Touch Of Class <b>Reference:</b> D08E**4GRA/1	4 Grange Parade Grange Road BILLERICAY Essex CM11 2RF	<b>Description:</b> PG6/46 Dry cleaning <b>Status:</b> Authorised <b>Date of Issue:</b> Not Supplied <b>Positional Accuracy:</b> Manually positioned to the address or location	415m	1

### Local Authority Integrated Pollution Prevention And Control

No factors identified for this property

### Integrated Pollution Controls

No factors identified for this property

### Environmental Permitting Regulations - Industry

No factors identified for this property

### Consent to Discharge to Controlled Waters

2	<b>Name:</b> Billericay County Secondary School <b>Reference:</b> Pr2nfe03270	Roof Of A Swimming Pool At Billeric Billericay Cm12	<b>Type:</b> Surface Water Discharge <b>Discharge Type:</b> Discharge Of Other Matter-Surface Water <b>Property Type:</b> Not Supplied <b>Discharge Environment Type:</b> Freshwater Stream/River <b>Receiving Water:</b> Trib River Crouch <b>Status:</b> Pre National Rivers Authority Legislation where issue date < 01/09/1989 <b>Date of Issue:</b> 1st April 1970 <b>Positional Accuracy:</b> Located by supplier to within 100m	483m	2
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### Radioactive Substances Register

No factors identified for this property

Map ID	Reference	Location	Details	Distance	Contact
Planning Hazardous Substance Consents					
No factors identified for this property					
Control of Major Accident Hazards Sites (COMAH)					
No factors identified for this property					
Notification of Installations Handling Hazardous Substances (NIHHS)					
No factors identified for this property					
Explosive Sites					
No factors identified for this property					

## Next Steps

If you would like any further information in respect of the above findings we recommend that you contact the relevant Local Authority or the Environment Agency/Natural Resources Wales. Contact details can be found in the 'Useful Contacts' section of this report. Further Information is also available in the 'Useful Information' section.



## Section 1d: Known Contamination Incidents

The data within this section describes unpermitted activity in your area (e.g. polluting incidents, or exceedance of permitted allowance) where the activity led to a prosecution or enforcement of regulations. Whilst all of these records are historic, the nature of the incident may have long term effects.

Enquiry	Result
Have any known contamination incidents been identified within 500m of the property?	No

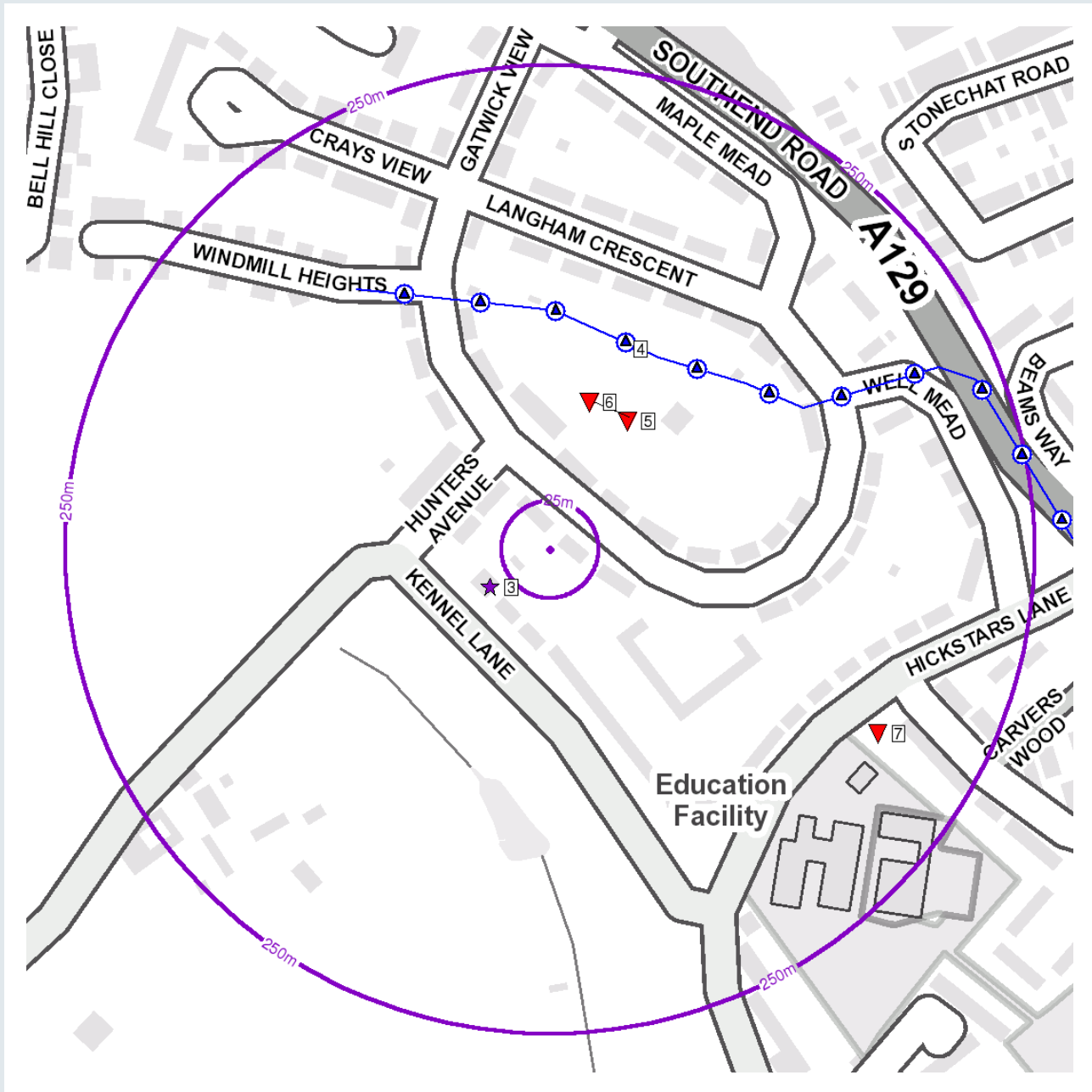
Map ID	Reference	Location	Details	Distance	Contact
Local Authority Pollution Prevention and Control Enforcements					
No factors identified for this property					
Enforcement and Prohibition Notices					
No factors identified for this property					
Planning Hazardous Substance Enforcements					
No factors identified for this property					
Prosecutions Relating to Authorised Processes					
No factors identified for this property					
Environmental Pollution Incidents					
No factors identified for this property					

Map ID	Reference	Location	Details	Distance	Contact
Prosecutions Relating to Controlled Waters					
No factors identified for this property					



Section 1e: Other Potential Contaminative Land Uses

The map below shows the location of the Other Potential Contaminative Land Uses highlighted within section 1e of this report. Further details are shown on the following pages.



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- Fuel Station Entries

Contemporary Trade Directories

Former Marshes

Historical Tanks and Energy Facilities
- Potentially Infilled Land (Non-Water)

Potentially Infilled Land (Water)

Potentially Contaminative Industrial Uses (Past Land Use)



## Section 1e: Other Potential Contaminative Land Uses

This section describes either current or historic activity, which could be considered to be contaminative. This section makes no statement about whether the activity requires a licence; however our environmental experts deem that the activities described in this section could lead to potential contamination. The information is taken from a variety of sources including trade directories, Landmark's extensive historical map collection and analysis of historic activity. Records are highlighted due to the potential for contamination to exist.

Enquiry	Result
Have any other potential sources of contamination been identified within 250m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact
<b>Fuel Station Entries</b>					
No factors identified for this property					
<b>Contemporary Trade Directory Entries</b>					
3	<b>Name:</b> Gas Central Heating Engineer	7 Kennel Lane Billericay Essex CM12 9RU	<b>Classification:</b> Boilers - Servicing, Replacements & Repairs <b>Status:</b> Inactive <b>Positional Accuracy:</b> Automatically positioned to the address	37m	-
<b>Former Marshes</b>					
No factors identified for this property					
<b>Potentially Infilled Land (Non-Water)</b>					
No factors identified for this property					
<b>Potentially Infilled Land (Water)</b>					
4	Not Supplied	Not Supplied	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) <b>Map Published Date:</b> 1938	114m	-
<b>Potentially Contaminative Industrial Uses (Past Land Use)</b>					
No factors identified for this property					
<b>Historical Tanks And Energy Facilities</b>					
5	Not Supplied	Not Supplied	<b>Type:</b> Electrical Sub Station Facilities <b>Positional Accuracy:</b> Positioned to location of cartographic text <b>Date of Mapping:</b> 1977	79m	-



Map ID	Reference	Location	Details	Distance	Contact
6	Not Supplied	Not Supplied	<b>Type:</b> Electrical Sub Station Facilities <b>Positional Accuracy:</b> Positioned to location of cartographic text <b>Date of Mapping:</b> 1955	80m	-
7	Not Supplied	Not Supplied	<b>Type:</b> Electrical Sub Station Facilities <b>Positional Accuracy:</b> Positioned to location of cartographic text <b>Date of Mapping:</b> 1977	194m	-

Next Steps

If you would like any further information in respect of the above findings we recommend that you contact our Customer Services Team, whose details can be found in the 'Useful Contacts' section of this report. Further Information is also available in the 'Useful Information' section.



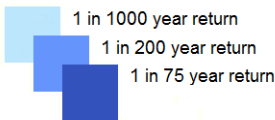
### Section 2a and 2b: River and Coastal Flooding

The map below shows the location of potential river and coastal flood risk. The potential risk has been modelled on the basis of events with a 1 in 75, 200 or 1000 chance of occurring in any given year. Further details are shown on the following pages.

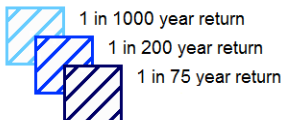


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**River Flooding**



**Coastal Flooding**





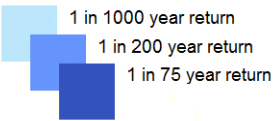
Section 2c: Surface Water Flooding

The map below shows the location of potential surface water flood risk. The potential risk has been modelled on the basis of events with a 1 in 75, 200 or 1000 chance of occurring in any given year. Further details are shown on the following pages.



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Surface Water Flooding





## Section 2a: River Flooding

River flooding mainly happens when the river catchment (that is the area of land that feeds water into the river and the streams that flow into the main river) receives greater than usual amounts of water (for example through rainfall or melting of snow). The amount of runoff depends on the soil type, catchment steepness, drainage characteristics, agriculture and urbanisation as well as the saturation of the catchment. The extra water causes the level of the water in the river to rise above its banks or retaining structures. The result is a worst-case scenario and assumes the failure of any defences which may be present.

Enquiry	Result	Contact
Is there a potential risk of river flooding within 250m of the property?	No	-



## Section 2b: Coastal Flooding

Coastal flooding is the inundation of land caused by sea water rising above normal tidal conditions due to the effects of severe weather conditions (a combination of storm surge, tides and river inflow). The result is a worst-case scenario and assumes the failure of any defences which may be present.

Enquiry	Result	Contact
Is there a potential risk of coastal flooding within 250m of the property?	No	-



## Section 2c: Surface Water Flooding

Surface water flooding results from rainfall running over ground before entering a watercourse or sewer. It is usually associated with high intensity rainfall events (typically greater than 30mm per hour) but can also occur with lower intensity rainfall or melting snow where the ground is already saturated, frozen, developed (for example in an urban setting) or otherwise has low permeability.

Enquiry	Result	Contact
Is there a potential risk of surface water flooding within 250m of the property?	Yes	-

## Next Steps

If you wish to gain more detailed information on the type and likelihood of your property being impacted by a flood event and the potential impact on insurance, we recommend that you purchase our Homecheck Flood Report. If you would like more information please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk).

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2018.



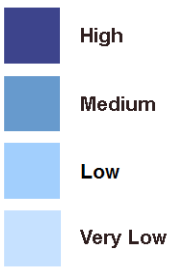
Section 2d and 2e: RoFRS and Historic Flood Events

The map below shows the location of RoFRS and Historic Flood Events. Further details are shown on the following pages.



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Risk of Flooding from Rivers and Sea (RoFRS)



Historic Flood Events





## Section 2d: Risk of Flooding from Rivers and Sea (RoFRS)

The Risk of Flooding from Rivers and Sea (RoFRS) database provides an indication of river and coastal flood risk at a national level using a 50m grid as used by many insurance companies. The RoFRS data product has been created by calculating the actual likelihood of flooding to areas of land within the flood plain of an extreme flood and considers the probability that the flood defences will overtop or breach. The risk level is divided into four categories 'Low', 'Medium', 'High', and 'Very Low'.

Enquiry	Result
Is there a risk of flooding identified within 250m of the property based on the Risk of Flooding from Rivers and Sea (RoFRS)?	No

Map ID	Reference	Location	Details	Distance	Contact
Risk of Flooding from Rivers and Sea (RoFRS)					
No Risk Found					



## Section 2e: Historic Flood Events

The Historic Flood Events shows the individual areas of all historic flood events recorded by the relevant agency. This information is a useful tool to identify homes and businesses that may have experienced flood problems in the past. An area affected by a historic flood event may now be protected through an increase in flood management schemes and defences, meaning that it may not necessarily flood again. Equally the absence of a historic flood event does not mean that flooding has never occurred in an area, but that the agency do not have a record of it.

Enquiry	Result
Have any Historic Flood Events occurred within 250m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
Historic Flood Events					
No Events Found					



## Section 2f: Groundwater Flooding

Enquiry	Result	Contact
What is the risk of Groundwater Flooding within 250m of the property?	Negligible	3

**Comment:** There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1% annual probability of occurrence. No further investigation of risk is deemed necessary unless proposed site use is unusually sensitive.



### Next Steps

If you wish to gain more detailed information on the type and likelihood of your property being impacted by a flood event and the potential impact on insurance, we recommend that you purchase our Homecheck Flood Report.

If you would like more information please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email **[helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)**.



### Section 3a: High Speed Rail 2 (HS2)

The High Speed 2 Rail Link is a proposed railway line between London and the North of England. Trains along this route will operate at speeds of up to 250mph. Proximity to the route is likely to have an impact on the surrounding areas.

Enquiry	Result
Is the property within 2km of the proposed HS2 rail development?	No



### Section 3b: Oil and Gas Exploration and Production

Any areas to be explored for their energy potential by the oil & gas industry must be licensed by the Oil and Gas Authority. Such exploration includes areas subject to hydraulic fracturing ("fracking") investigation.

Enquiry	Result
Is the property within 4km of an area licensed for onshore energy exploration and production?	No
Is the property within 4km of an area that has been offered for licensing for the onshore exploration oil and gas by the Oil and Gas Authority?	No
Is the property within 4km of a well used for energy exploration or extraction?	No



### Section 3c: Existing or Proposed Wind Farms and Wind Turbines

Wind energy is one of several alternative energy sources; however, the location of wind farms or turbines can be contentious due to visual and auditory impact on the surrounding area. The information in this section gives insight into whether there are wind farms or turbines (planned or existing) in the vicinity of the report location. We detail only those wind power developments which generate between 1MW and 50MW of power.

Enquiry	Result
Is the property within 4km of existing or proposed wind farms or wind turbines?	No



### Section 3d: Existing or Proposed Solar Farms

Solar energy is one of several alternative energy sources; however, the location of a solar farm can be contentious due to its visual impact on the surrounding area. The information in this section gives insight into whether there are solar farms (planned or existing) in the vicinity of the report location. We detail only those solar developments which generate between 1MW and 50MW of power.

Enquiry	Result
Is the property within 2km of existing or proposed solar farms?	Yes

### Next Steps

In order to gain more detailed information regarding the potential impact of HS2, Energy Production, Wind Farms or Solar Farms on your property we recommend that you purchase an Argyll Energy & Infrastructure report.

If you would like more information please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email **[helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)**.



### Section 4a: Man-Made Factors

Enquiry	Result	Contact
Is the property within 25m of a Coal Mining Affected Area?	No	-
What is the potential for ground instability relating to non-coal mining within 50m of the property?	No Known Mining	-
<p><b>Comment:</b> The British Geological Survey has assessed that there are no known hazards because of underground non-coal mine workings in this area. It should be noted that there is always the possibility of excavations that are outside of the scope of this dataset which could affect ground stability.</p>		
Are there any Man-Made mining cavities within 250m of the property?	No	-



### Section 4b: Natural Factors

Enquiry	Result	Contact
Are there any Natural cavities within 250m of the property?	No	-
What is the potential for natural ground instability in the area within 50m of the property?	Moderate	4
<p><b>Comment:</b> The British Geological Survey has assessed the area of search as having moderate potential for natural ground instability. This does not necessarily mean there is cause for concern in terms of the property's stability. Active subsidence will be dependent on local conditions, such as the proximity of trees or areas where trees have been removed, which require an inspection of the site to identify the nature of the ground on which the property is built. A house buyers survey is advised to look for signs of property damage that may indicate poor natural ground conditions.</p>		

## Next Steps

This section has highlighted that ground stability is an area of concern, meaning that your property may be affected by subsidence or land-heave. If you would like any further information in respect of the above findings we recommend that you purchase our Homecheck Mining and Subsidence Report. Please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk).



## Section 5: Radon Findings

The information within this section tells you whether the property is located in a radon affected area. Radon is a radioactive gas which occurs naturally in rocks and soils. You cannot see, hear, feel or taste it. Exposure to particularly high levels of radon may increase the risk of developing lung cancer, and is therefore something you need to be aware of.

Enquiry	Result	Contact
Is the property in a radon affected area?	The property is in a lower probability radon area, as less than 1% of homes are above the action level	5
What level of radon protection measures for new dwellings or extensions to existing ones is required for the property?	No radon protective measures are necessary in the construction of new dwellings or extensions	5

## Next Steps

The level of radon concentration can only be established by having the building tested. Action should be taken if the indoor radon level is measured and found to be above 200 becquerel's per cubic meter. If you would like any further information we recommend you contact Public Health England, whose details can be found in the 'Useful Contacts' section of this report.

## Further Action

Airtech Environmental Systems can advise on radon testing kits, which cost £39.36 including VAT and can run from 7 days to 3 months. They also have a team of surveyors on hand to provide recommendations and advice for any properties above the target level of 100 becquerel's per cubic meter or action level of 200 becquerel's per cubic meter. Airtech Environmental Systems can provide a report, recommendations and a quotation for any recommended works. For more detailed information please call their free-phone number 0800 378017.



Section 6a and 6b: Other Influential Factors

The map below shows the location of any Overhead Power Lines highlighted within Section 6a of this report. It also shows the location of any Environmental Constraints that are from datasets recognised as being relevant to Part 2A of the Environmental Protection Act 1990, that are highlighted in Section 6b of this report. Further details are shown on the following pages.



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Section 6a

- Overhead Power Line
- Pylon or Mast

Section 6b

- Local Nature Reserves
- Marine Conservation Zones
- National Nature Reserves
- Ramsar Sites
- Sites of Special Scientific Interest
- Special Areas of Conservation
- Special Protection Areas





Section 6a: Overhead Power Lines

This section of the report contains information on pylons and overhead power lines. Overhead lines can be contentious and may have a visual impact on the surrounding area. Please note that Overhead Transmission Lines are extracted from Ordnance Survey Landline data in MasterMap and only show significant lines; if the pylons and lines are not shown on the mapping then they will not be reported.

Enquiry	Result	Contact
Are there any Overhead Power Lines within 250m of the property?	No	-



Section 6b: Environmental Constraints

This section provides information on areas which have been designated as having environmental or historical importance; as such there may be constraints on property or land developments or alterations.

Enquiry	Result
Is the property within 250m of an area likely to be impacted by Environmental Constraints?	No

Map ID	Reference	Location	Details	Distance	Contact
Ancient Woodland					
No factors identified for this property					
Areas of Outstanding Natural Beauty					
No factors identified for this property					
Boundaries - National Parks					
No factors identified for this property					
Country Parks					
No factors identified for this property					
Environmentally Sensitive Areas					
No factors identified for this property					
Forest Parks					
No factors identified for this property					
Local Nature Reserves					
No factors identified for this property					
Marine Conservation Zones					
No factors identified for this property					

Map ID	Reference	Location	Details	Distance	Contact
National Nature Reserves					
No factors identified for this property					
National Parks					
No factors identified for this property					
National Scenic Areas					
No factors identified for this property					
Nature Improvement Areas					
No factors identified for this property					
Ramsar Sites					
No factors identified for this property					
Sites of Special Scientific Interest					
No factors identified for this property					
Special Areas of Conservation					
No factors identified for this property					
Special Protection Areas					
No factors identified for this property					
World Heritage Sites					
No factors identified for this property					

# Useful Contacts

Please see below the contact details of all those referred to within this report.  
For all other queries please contact:

## Landmark Information Group

Imperium  
Imperial Way  
Reading  
RG2 0TD

If you require assistance please  
contact our customer services  
team on:

**0844 844 9966**

or by email at:

[helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

Contact	Name	Address	Contact details
1	<b>Basildon District Council Environmental Health Department</b>	The Basildon Centre St Martins Square Basildon Essex SS14 1DL	<b>T:</b> 01268 533333 <b>F:</b> 01268 294162 <b>E:</b> <a href="mailto:ehs@basildon.gov.uk">ehs@basildon.gov.uk</a> <b>W:</b> <a href="http://www.basildon.gov.uk">www.basildon.gov.uk</a>
2	<b>Environment Agency National Customer Contact Centre (NCCC)</b>	PO Box 544 Templeborough Rotherham S60 1BY	<b>T:</b> 03708 506 506 <b>E:</b> <a href="mailto:enquiries@environment-agency.gov.uk">enquiries@environment-agency.gov.uk</a>
3	<b>Landmark Information Group Limited</b>	Imperium Imperial Way Reading Berkshire RG2 0TD	<b>T:</b> 0844 844 9966 <b>F:</b> 0844 844 9951 <b>E:</b> <a href="mailto:helpdesk@landmark.co.uk">helpdesk@landmark.co.uk</a> <b>W:</b> <a href="http://www.landmark.co.uk">www.landmark.co.uk</a>
4	<b>British Geological Survey Enquiry Service</b>	British Geological Survey Environmental Science Centre Nottingham Nottinghamshire NG12 5GG	<b>T:</b> 0115 936 3143 <b>F:</b> 0115 936 3276 <b>E:</b> <a href="mailto:enquiries@bgs.ac.uk">enquiries@bgs.ac.uk</a> <b>W:</b> <a href="http://www.bgs.ac.uk">www.bgs.ac.uk</a>
5	<b>Public Health England Radon Survey, Centre for Radiation, Chemical and Environmental Hazards</b>	Chilton Didcot Oxfordshire OX11 0RQ	<b>T:</b> 01235 822622 <b>F:</b> 01235 833891 <b>E:</b> <a href="mailto:radon@phe.gov.uk">radon@phe.gov.uk</a> <b>W:</b> <a href="http://www.ukradon.org">www.ukradon.org</a>
6	<b>Natural England</b>	County Hall Spetchley Road Worcester WR5 2NP	<b>T:</b> 0300 060 3900 <b>E:</b> <a href="mailto:enquiries@naturalengland.org.uk">enquiries@naturalengland.org.uk</a> <b>W:</b> <a href="http://www.naturalengland.org.uk">www.naturalengland.org.uk</a>
7	<b>Basildon District Council</b>	The Basildon Centre St Martins Square Basildon Essex SS14 1DL	<b>T:</b> 01268 294155 <b>F:</b> 01268 294162 <b>W:</b> <a href="http://www.basildon.gov.uk">www.basildon.gov.uk</a>
8	<b>Essex County Council</b>	County Hall Chelmsford Essex CM1 1YS	<b>T:</b> 01245 492211 <b>W:</b> <a href="http://www.essexcc.gov.uk">www.essexcc.gov.uk</a>

# Useful Contacts

Contact	Name	Address	Contact details
	Argyll Environmental Ltd	1st Floor 98-99 Queens Road Brighton BN1 3XF	<b>T:</b> 0845 458 5250 <b>F:</b> 0845 458 5260 <b>E:</b> <a href="mailto:info@argyllenviro.com">info@argyllenviro.com</a> <b>W:</b> <a href="http://www.argyllenvironmental.com">www.argyllenvironmental.com</a>

The Landmark website contains links to many of our data suppliers which may prove useful.

Please note that the Environment Agency/Natural Resources Wales/SEPA have a charging policy in place for enquiries.

# Useful Information

The following explanatory notes may be of assistance to users of the Envirosearch Residential report. Practitioners are reminded that full guidance notes are contained in the Practitioners Guide.

## Professional Opinion

A Professional Opinion in relation to Part 2A of the Environmental Protection Act 1990 is provided by Argyll Environmental Ltd. In many cases the report will be PASSED without referral. However, in some cases, entries that may be of concern are revealed by the search, in which case the report is REFERRED free of charge for more detailed consideration, although this will not include a physical site inspection. After such referral the report may be PASSED or suggestions made of some FURTHER ACTION that could be taken, in the form of questions to ask of the appropriate authorities. When responses to these questions are received it is the responsibility of the client and their professional advisors to decide if they are happy to proceed.

## Flood Risk

A limited flood risk screening exercise is included in this report designed to satisfy basic flood risk screening due diligence including consideration of river, coastal, surface water and groundwater flooding. Where a potential flood risk is "Identified" you may wish to consider commissioning a more detailed flood risk screening report. When there is "None Identified" this does not indicate that there is not risk of flooding at the property, but that the risk of flooding from the sources screened (river, coastal, surface water and groundwater) within the vicinity of the property is such that the risk may not be considered significant.

## Positional Accuracy

We locate data in a variety of ways according to information provided to us and subsequent in-house research. If data is provided as a point on the ground, we provide a "positional accuracy" which tells you how confident we are of the actual location.

## Section 1b: Landfill and Waste

At present no complete national data set exists for landfill site boundaries, therefore, a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear for Registered Landfill data, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as a red hatched area. For further information regarding landfill sites identified in the report, please contact the relevant agency or authority referenced in the Useful Contacts section.

The BGS holds records of over 3,000 landfill sites that accepted waste prior to the Control of Pollution Act (COPA) 1974. These were not subject to any strict regulation or monitoring.

Permitted Waste Sites and Environmental Permitting Regulations - Waste cover current or recently current consents issued for landfill sites, waste transfer, treatment or disposal sites by the relevant agency, under Section 64 of the Environmental Protection Act 1990 (Part 2) and prescribed by regulation 10 of SI No. 1056 of the Waste Management Licensing Regulations 1994.

## Section 1c: Potentially Contaminative Activities

Identified discharge consents could be for storm water discharges, soakaways or septic tanks.

If a radioactive substance licence has been identified the consent band will be given under enquiries and replies. Consents fall into one of four bands: Band 1 and 2 Nuclear licensed sites authorised by the Nuclear Installations Inspectorate e.g. nuclear power stations Band 3 Site registered/authorised to accumulate and dispose of radioactive materials, only non-nuclear operations are carried out on site e.g. hospitals Band 4 Sites registered to keep and use radioactive material e.g. laboratories, universities, commercial premises using appliances such as monitoring equipment, alarm systems, tritium lighting etc.

Data supplied for Explosive Sites, Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS) contains public sector information published by the Health and Safety Executive and licensed under the Open Government Licence.

## Section 1e: Other Potential Contaminative Land Uses

This section relates to categories of potentially contaminative land uses that have been identified by the analysis of selected Ordnance Survey historical mapping. The published date (range of dates) of the map (s) and the distance from the centre of search to the nearest point of the feature is given. Further details of the extent of the site or its activities are not available. Should you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library. Alternatively, extracts of editions of Ordnance Survey maps are available on [www.old-maps.co.uk](http://www.old-maps.co.uk)

Potentially infilled land has been identified when a 'cavity' (a hole made by an extractive industry or natural occurrence e.g. pond) was indicated on a historic map but there was no evidence of its existence in the last available map for the area. No details of what may have been used to fill the cavity or exactly when or if it was filled are available from the mapping.

The point locations of historical tanks and energy facilities are identified from the text on Ordnance Survey 1:1250 and 1:2500 scale mapping published between 1943 and 1996, based upon a predetermined list of abbreviations, e.g. El Sub (Electricity Sub-station) and F Stn (Filling Station). The position of the point has been located at the centre of the identified text so that it would be within approximately 30 meters of the feature it was describing. The features themselves are related to energy and petroleum storage and cover the following: tanks, petrol storage, potential tanks (at depots etc.), electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features. NB: It should be noted that the Ordnance Survey abbreviation for tank (tk) is the same as that for tracks. Therefore some of the captured text may relate to tracks and not tanks when the exact nature of the feature is not clear from the mapping.

# Useful Information

## Section 2: Flood Findings

Sections 2a, b and c of the report provide data on modelled extents of river, coastal and surface water flooding generated by JBA Risk Management, a market leader in flood risk assessment commonly engaged by insurers to assess flood risk. The data has been modelled for several perils or return periods: 1 in 75, 1 in 200 or 1 in 1000 which relate to areas with a 1.3%, 0.5% and 0.1% annual probability of flooding in any one year respectively. Properties at risk of flooding during a 1 in 75 year event are typically considered to be at a high risk of flooding. The data has been generated to provide a UK wide screening tool and as a result may have inherent limitations. In addition, there may be areas of the country which are modelled to varying degrees of accuracy based on currently available topographical information.

Section 2d of the report provides data relating to the Risk of Flooding from Rivers and Sea (RoFRS) dataset provided by the environment relevant agency. Each agency has used its own data to further assess the risk of river or coastal flooding to the area of land located within an extreme flood zone. It was originally conceived to guide where flood defences were most needed. The risk assessment takes into account a variety of hypothetical levels of rainfall or coastal flooding (both in terms of intensity and duration) and certain flood defences, which it assumes will work effectively. The data generated considers a 50m<sup>2</sup> area and assigns a risk level (either low, medium or high). The model does not differentiate between properties within the grid square, nor does it predict the depth of any resultant flood (merely the risk of a flood occurring). The RoFRS data does not include flood risk from very small catchments areas as these are not considered reliable for UK-wide flood risk assessments, nor does it consider the potential impacts of climate change on flood risk or provide coverage in Scotland. The assessment is regularly updated and Landmark uses the latest version supplied by RoFRS. Many insurers use RoFRS as a guide to where to offer flood risk insurance cover.

Section 2e of the report includes information relating to records of historical flooding provided by the Environment Agency/Natural Resources Wales. It should be noted that the historical flood event database is not comprehensive. Further details regarding the nature of any historical flood events are not supplied in this report, but can be obtained by contacting your local agency office.

Section 2f of the report provides data relating to the risk of groundwater flooding and is provided by GeoSmart, a leading independent scientific environmental consultancy specialising in water, land and sustainable development. Through research and development, building on their expertise in addressing groundwater flooding issues for the Environment Agency/Natural Resources Wales and other clients in the UK, GeoSmart has developed algorithms and calibrated predictions of the risk of groundwater flooding occurring in England and Wales. This differs from other suppliers of data regarding groundwater flooding which only report on the susceptibility of groundwater flooding. Susceptibility merely has to be identified, whereas risk must be quantified. The resulting data is a 5x5m classification of groundwater flooding risk into four categories (Negligible, Low, Moderate and High). GeoSmart's classifications are based on the level of risk, combining severity and uncertainty that a site will suffer groundwater flooding within a return period of about 100 years.

The data is a general purpose indicative screening tool, and is intended to provide a useful initial view for a wide variety of applications. However, it does not provide an alternative to a site specific assessment, and a detailed risk assessment should be used for any site where the impact of groundwater flooding would have significant adverse consequences.

## Section 3: Energy & Infrastructure Findings

The Energy & Infrastructure section has been designed to satisfy standard due-diligence enquiries for residential and commercial sites. It is a limited, desk-based screen - we would recommend purchasing an Argyll Energy & Infrastructure report for further information. The report does not include data on all UK energy and infrastructure projects, nor does Landmark Information Group make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, Landmark Information Group cannot guarantee that all land uses or factors of concern will have been identified by the report. Landmark Information Group is unable to comment directly with regards to the potential effect these key energy or infrastructure projects will have on the value of nearby properties. We would recommend contacting an appropriate surveyor who can provide a valuation. While every effort is made to ensure accuracy, Landmark Information Group cannot guarantee the accuracy or completeness of such information or data. We do not accept responsibility for inaccurate data provided by external data providers. For further information regarding the datasets reviewed within our analysis, please contact our customer services team on 0844 844 9966.

## Section 5: Radon Findings

Due to the nature of way the information is gathered, your property/site may have more than one probability of radon attributed to it. We report the worst case scenario on the property/site you have provided. This information is an estimate of the probability that a property /site in Great Britain is at or above the "Action Level" for radon (the level at which Public Health England recommends that radon levels should be reduced, those with an average of 200 Bq m<sup>-3</sup> or more). This information satisfies CON29 Standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area and can also be used to advise house buyers and sellers in Scotland. Where the property/site is a new build, this information provides information on the level of protection required for new buildings under BR211 (Scivyer, 2007) Radon: Guidance on protective measures for new buildings and BR376 (BRE, 1999) Radon: Guidance on protective measures for new dwellings in Scotland.

Disclaimer: "Some of the responses contained in this section are based on data and information provided by the Natural Environment Research Council (NERC) or its component bodies the British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC, BGS nor Public Health England where applicable, gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including liability for negligence) arising from its use is excluded to the fullest extent permitted by law."

## Section 6b: Environmental Constraints

The Local Nature Reserves national dataset is "indicative" not "definitive". Definitive information can only be provided by individual local authorities and you should refer directly to their information for all purposes that require the most up to date and complete dataset.



# Useful Information

## General

If after reading the details in this report regarding the sites identified, you still require further information, please contact the relevant agency or authority indicated in the Useful Contacts section quoting the corresponding reference given in the text of the report.

The contacts in the Useful Contacts section may be able to provide further information relating to items identified in the report, however they are not in a position to advise how these might affect the value of a property. The findings of the report should be discussed with your professional advisor.

## The Purpose and Scope of the Report

The report is designed to satisfy the concerns raised by the Law Society warning card and has been prepared to assist conveyancing professionals who may be advising clients when they sell or buy a property, obtain a mortgage, seek further mortgage advice, or commence any building works. It is designed to bring information to their attention and help them decide whether they need to seek any further specialist advice. As the report is so detailed, this information can cause concern, but professional advisors will see that further action is suggested on all issues that have been identified.

## Limitations

This report has been published by Landmark Information Group Limited ("Landmark") and is supplied subject to our Terms and Conditions of Business, which can be found at <http://www.landmarkinfo.co.uk/Terms/Show/515>. It has been prepared on the understanding that it is to be used for an individual residential property transaction and should not be used or relied upon in a commercial property transaction. This report is neither a guarantee of the physical condition of the subject property nor a substitute for any physical investigation or inspection. The information in Envirosearch Residential is derived from a number of statutory and non-statutory sources (see The Practitioner Guide for details). Whilst every effort is made to ensure the details in the report are correct, Landmark cannot guarantee the accuracy or completeness of such information or data, nor identify all the factors that may be relevant. If you are a private individual using this report Landmark recommends that you discuss its contents in full with your professional advisor. The methodology for risk assessment and the conclusions drawn therefrom are the responsibility of Argyll Environmental Ltd.

## Insurance

Houses registered between 1st April 1999 and 31st December 2002 and covered by the NHBC Buildmark scheme probably have insurance against certain costs if contamination occurs within ten years of their construction. From 1st January 2003, NHBC will only provide this cover if building control has been carried out by NHBC Building Control Services Limited.

## Landmark Standard Terms and Conditions

Full Terms and Conditions can be found on the following link: <http://www.landmarkinfo.co.uk/Terms/Show/515>

If you experience difficulties accessing our Terms and Conditions, please copy and paste the link directly into your browser, you will then be able to access our Terms and Conditions from there. Should you still experience difficulties, please telephone our Customer Service Team on 0844 844 9966.

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## Important Consumer Protection Information

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD. Telephone: 0844 844 9966, Fax No: 0844 844 9980, email: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

## The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

## The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

## Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:  
The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Web site: [www.tpos.co.uk](http://www.tpos.co.uk)  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

## Complaints Procedure

If you want to make a complaint, we will:

- Acknowledge it 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 e-mail, 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 sent to:

Landmark Information Group Ltd  
Landmark UK Property  
Imperium  
Imperial Way  
Reading  
RG2 0TD

Tel: 0844 844 9966  
Email: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)  
Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs):

Tel: 01722 333306  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

**Your order reference:** G2356935-1  
**Your client reference:** 26757759000  
**Date of report:** 31 July 2018  
**Water provider:** Essex & Suffolk Water  
**Sewerage provider:** Anglian Water Services Limited

## Property search address

24A, Langham Crescent, Billericay, CM12 9RB

# All you need to know.

## Asset and property analysis



Public sewer within property boundaries

**Yes**



Public water mains within property boundaries

**No**



Public pumping station within property boundaries

**No**



Risk of internal sewer flooding

**No**



Risk of low water pressure

**No**



## Water and sewerage connections



Water connection

**Yes**



Foul water drainage connection

**Yes**



Is there a water meter at the property?

**No**

## Need some help or advice?

If you have any queries about this CON29DW search please contact our drainage and water experts on:

**0800 085 8050**

**[customer.services@geodesys.com](mailto:customer.services@geodesys.com)**

**Next Page ▶**



Associations



Dashboard



Information



Summary



Maps



Drainage



Water



Charging



Appendix

## All you need to know - understanding the CON29DW report

To understand why the information included in this report is important, it's useful for you to understand a few basic definitions and responsibilities you may have as a property owner. You may find it useful to review the key points below - this applies particularly to first-time buyers, who may have limited experience of drainage and water issues.

### Definitions

<b>Foul water</b>	Foul water is the water from the household (i.e. from toilets, sinks and baths). If the foul water does not drain to a public sewer, the property may rely on a cesspit or septic tank. This needs to be checked before the property purchase goes ahead.
<b>Surface water</b>	Surface water is basically rainwater (i.e. running off the land and roofs of properties). If the rainwater does not drain to a public sewer, the home buyer's solicitor needs to check how it drains away to avoid any risk of flooding.
<b>Mains water</b>	This is the public water supply. If the property is not connected to the mains water supply, it may rely on a borehole. This needs to be checked before the property purchase goes ahead.

### Who's responsible for the maintenance of sewers and drains?

Responsibility for sewers and drains is generally shared between the property owner and Anglian Water Services Limited. Sometimes a Local Authority, the Highways Agency or an internal drainage board may also have responsibility.

The information below applies specifically to the split of responsibility between the property owner and the water company.

#### Public sewers (to take away foul water and surface water)

A public sewer is defined as all the sewers outside the boundary of the property and any shared sewers within the property boundary (provided the latter were connected to the public sewer before 1 July 2011). If a sewer is public, Anglian Water Services Limited owns the sewer and has responsibility for maintenance, and any blockages or leaks should be reported to them on 0345 791 9155. Public sewers appear on the public sewer map which can be found at the end of your CON29DW report, but please note that, due to recent changes in sewer ownership, not all public sewers may yet be on the map.

#### Private sewers (to take away foul water and surface water)

If the sewer within the boundary serves a single property, the sewer is defined as private. If there's a private sewer within the property boundary, the property owner owns the sewer and is responsible for maintenance. This also applies to shared sewers if they were connected to the public sewer after 1 July 2011. Private sewers aren't shown on the sewer map in this report.

#### Drains

A pipe connecting a single property to a public sewer (or to a sewer covered by an [S104 agreement](#)) is referred to as a drain. Drains are private and the property owner is responsible for maintenance. Drains aren't shown on the sewer map in this report.

Your order reference: G2356935-1

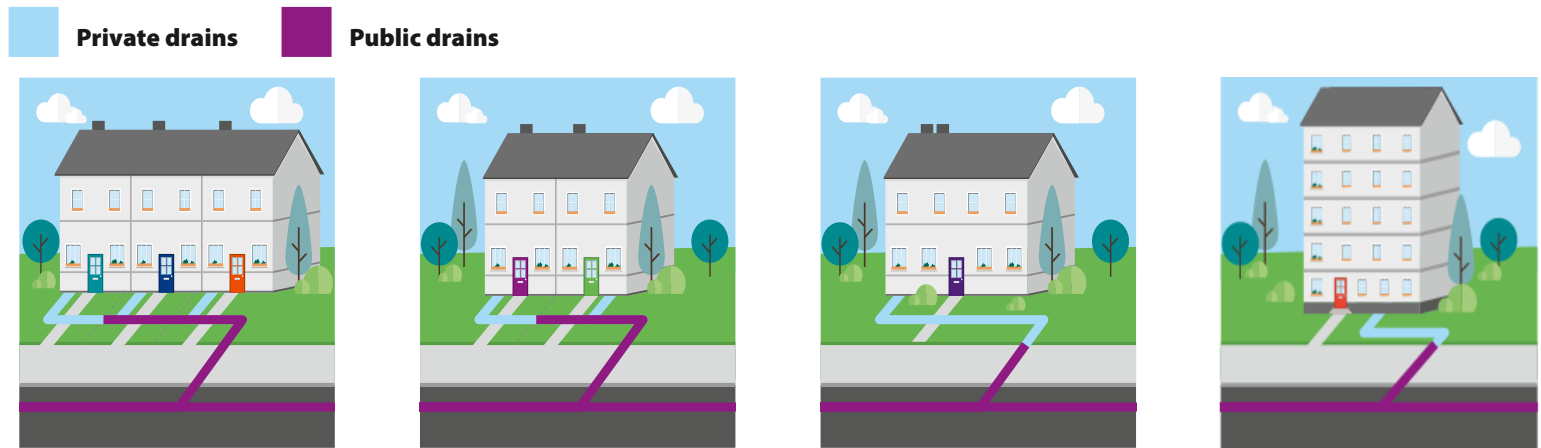
Property address:

24A, Langham Crescent, Billericay, CM12 9RB

# All you need to know - understanding the CON29DW report

## Different property types

Sewer ownership can vary slightly depending on property type. Please see the illustrations below for full details. For further information you can also visit the Anglian Water website - [www.anglianwater.co.uk/sewerswitchover](http://www.anglianwater.co.uk/sewerswitchover)



### Terraced Properties

As sewer pipes for terraced properties are usually shared, the majority of terraced properties have a public sewer passing within the property boundaries. The exceptions are the pipes within the end terrace boundary (shown on the left in this illustration) where the run of the sewer begins, and the lateral drains connecting all individual properties to the public sewer.

### Semi-Detached

The majority of semi-detached properties share a sewer, meaning that most of the sewer pipe is public. The exceptions are the pipes within the end property (shown on the left in this illustration), and the lateral drains connecting both properties to the public sewer.

### Detached

Detached properties are most likely to connect directly to the public sewer, with no shared pipes. This means that in most cases the pipes within the boundary are private. This is important to note as owners are generally responsible for a longer length of sewer pipe.

### Apartment/Flats

Apartments and flats generally connect directly to the public sewer meaning that, in most cases, the sewer pipes within the boundary are private. This is important for owners of the individual flats as they have joint responsibility for these pipes. In some cases the pipes may be the responsibility of the management company.

## What's an adoption agreement and why is it important?

An adoption agreement, (also known as a Section 104 agreement) is an agreement between the owners of a private sewer (usually a property developer) and the water company. The agreement states that, once the developer has constructed the sewer to an agreed standard and maintained it for an agreed period, the water company will adopt it and it will become a public sewer. Before this happens, the sewer remains private, owned by the developer.

The solicitor should ask to see a copy of the Section 104 agreement (available from Essex & Suffolk Water or the developer) to check that it covers the particular property. They should also ask to see a copy of any Section 104 agreement to check that it covers the particular property and should also ask whether a bond was paid by the developer. The bond is intended to cover water company costs should the developer not complete the sewer to the agreed standard. If a bond has been paid, this information will be included in [question 2.6](#) of the report.

When dealing with fairly new properties it's quite common that the Section 104 agreement is not yet completed. If the proposed property purchase is more than about 5 years old, however, the purchaser's solicitor should enquire into why there's no agreement.

If there's no agreement in place the solicitor should check with Essex & Suffolk Water whether they're planning to adopt. If not, the purchaser and the lender need to be aware of this as the cost of maintaining and repairing private sewers can be very expensive.

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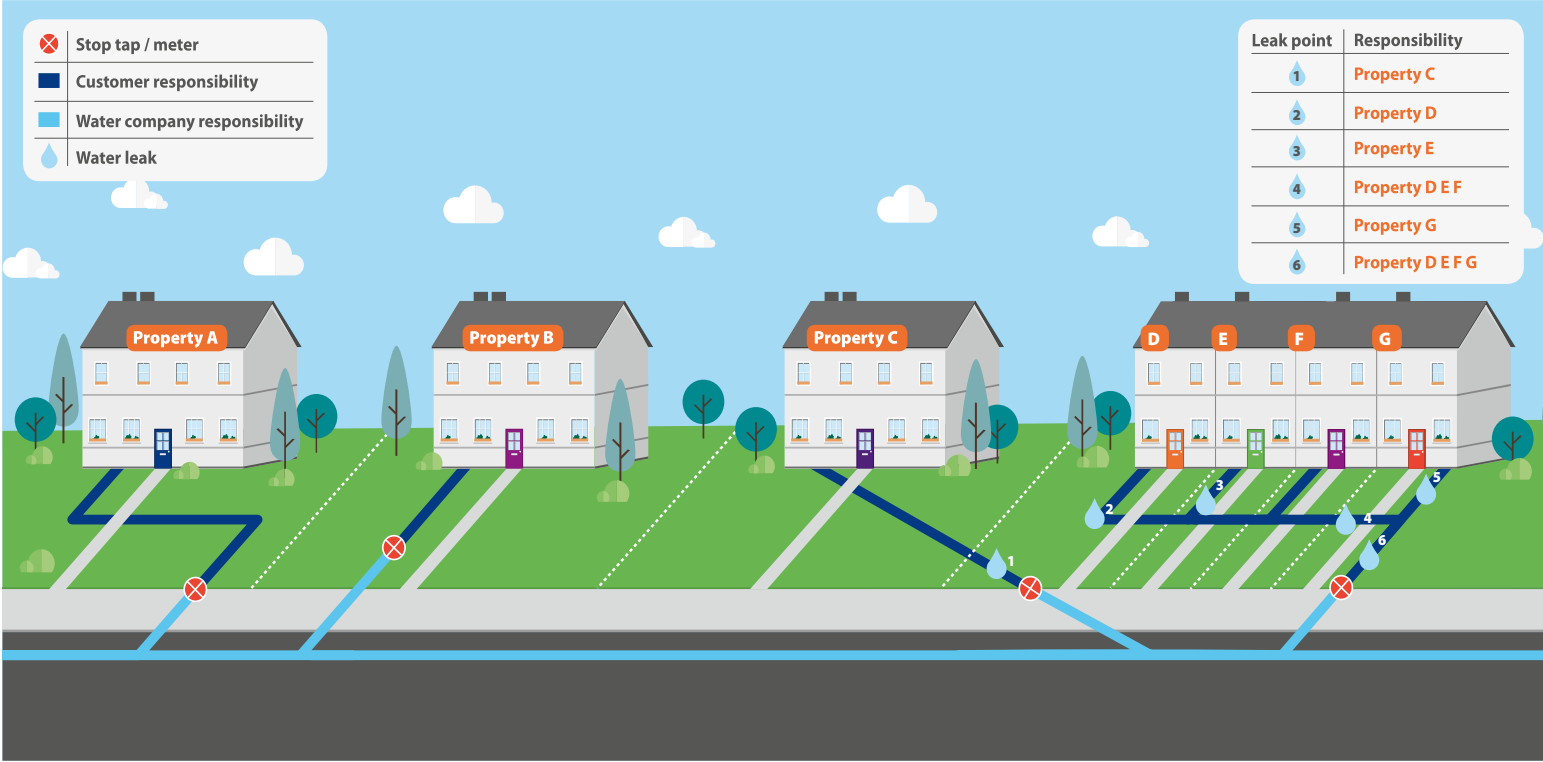
# All you need to know - understanding the CON29DW report

## Who's responsible for the maintenance of water supply pipes?

In most cases Essex & Suffolk Water is responsible for the pipes from the water mains up to your property boundary (or the stop tap / meter, if this is inside your property boundary). Sometimes the stop tap or meter is located on the external wall of your property (not reflected in our diagram); in which case you are responsible for the pipe work which runs between your property boundary and the inlet of the meter box.

There are a few situations when your responsibility can extend beyond your property boundary, but you (or your landlord) are responsible for that section of pipework. See property C below.

In the case of a shared supply pipe - see properties D, E, F and G below - responsibility and costs for maintenance or repair are shared between the properties.



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# All you need to know - understanding the CON29DW report

## Who's responsible for the maintenance of pumping stations?

After 1 October 2016, many private pumping stations became the responsibility of water companies (provided they were connected before 1 July 2011). This applies to all stations that serve two or more properties, unless both properties are leasehold and situated on a single curtilage (e.g. many industrial or commercial pumping stations). A pumping station which serves only a single property remains private, unless it's situated on third-party land.

Anglian Water is currently identifying and assessing all pumping stations and, once the team identifies a station that's their responsibility, they write to the property owner(s) to inform them of their intention to adopt. This includes waivers of consent, i.e. allowing Anglian Water access to pumping stations on the homeowner's land. Once a pumping station becomes the responsibility of Anglian Water, it will also appear on the map within your CON29DW report.

Once the water company had taken on responsibility for a pumping station, they are responsible for maintenance and anything that goes wrong. If there's a private pumping station within the property boundary, the property owner has that responsibility. If there's more than one property owner, e.g. in the case of apartments and flats, owners may have joint responsibility or it may be the responsibility of the management company.

If you think your private pumping station should be the responsibility of Anglian Water, you can find out more on the Anglian Water website <http://www.anglianwater.co.uk/household/water-recycling-services/pumping-station-search.aspx>. As pumping stations come in all shapes and sizes, this page also includes a useful guide to what you should be looking for.

## Sustainable drainage systems

Rather than surface water (rainwater) running straight into the sewers, sustainable drainage systems (also known as SuDS) slow down the water flow, absorbing it or holding it back in ponds or other landscape features. This helps to reduce the risk of flooding and of pollution caused by surface water carrying waste into watercourses.

Your CON29DW report provides information on whether surface water from a property drains to a public sewer. But if the property was built after 6 April 2015, the surface water drainage may be provided by a sustainable drainage system. If this is the case, then checks should be made either with the property developer or by reviewing question 3.3 of the CON29 from the Local Authority.

## Paying for your water and sewerage services

For details of charges please visit your provider's website (see questions [4.1.1](#) and [4.1.2](#)). If your provider is Anglian Water, you can find details of both water and sewerage services on their website - [www.anglianwater.co.uk/household/your-account/bills-and-payments/tariffs](http://www.anglianwater.co.uk/household/your-account/bills-and-payments/tariffs)

If there's already a water meter at the property, your water usage will be measured and charged according to the meter. If there's no meter, the water charge will be a fixed annual charge (i.e. water rates). Homeowners with a fixed charge can also apply to have a meter fitted.

Please note that the water company may choose to install a meter at the property upon change of occupancy.

## Who looks after what?

**Anglian Water billing services**  
(general enquiries about your water bill)

0345 791 9155

**Anglian Water emergency line (24/7)**

0345 714 5145

**Anglian Water - reporting a leak (24/7)**

0800 771881

**In Your Area**

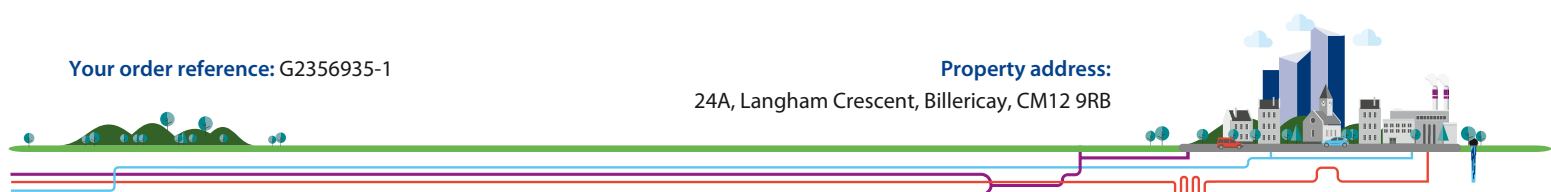
(get the latest updates on repairs or planned work in your area)

<https://inyourarea.digdat.co.uk>

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## Summary of Responses:

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
Drainage		
2.1	Does foul water from the property drain to a public sewer?	Yes
2.2	Does surface water from the property drain to a public sewer?	Yes
2.3	Is a surface water drainage charge payable?	Yes
2.4	Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	Yes
2.4.1	Does the public sewer map indicate any public pumping station or ancillary apparatus within the boundaries of the property?	No
2.5	Does the public sewer map indicate any public sewer within 30.48 meters (100 feet) of any buildings within the property?	Yes
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 any 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 the building which is, or forms part of the property, at risk of internal flooding due to overloaded public sewers?	No
2.9	Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.	See Answer
Water		
3.1	Is the property connected to mains water supply?	Yes
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 an application for such an agreement?	No
3.4	Is this property at risk of receiving low water pressure or flow?	No
3.5	What is the classification of the water supply for the property?	Hard
3.6	Please include details of the location of any water meter serving the property.	See Answer
Charging		
4.1.1	Who is responsible for providing the sewerage services for the property?	Anglian Water Services Limited
4.1.2	Who is responsible for providing the water services for the property?	Essex & Suffolk Water
4.2	Who bills the property for sewerage services?	Anglian Water Services Limited
4.3	Who bills the property for water services?	Essex & Suffolk Water
4.4	What is the current basis for charging for sewerage and/or water services at the property?	Unmeasured
4.5	Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?	See Answer

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## Maps

### Question 1.1

#### Where relevant, please include a copy of an extract from the public sewer map

#### Answer

A copy of an extract of the public sewer map is included, showing the public sewers, disposal mains and lateral drains in the vicinity of the property.

Public Sewers are defined as those for which Anglian Water Services Limited holds statutory responsibility under the Water Industry Act 1991.

Anglian Water Services Limited 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.

An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Assets other than public sewers may be shown on the copy extract for information.

### Question 1.2

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

#### Answer

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.

The map of the waterworks has been supplied by:

Essex & Suffolk Water  
PO Box 292  
Durham DH1 9TX  
Tel: 0345 782 0999  
www.eswater.co.uk

The 'water mains' in this context are those which are vested in and maintainable by the water company under statute.

Assets other than public water mains may be shown on the plan, for information only.

Water companies are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

The enclosed extract of the public water main record shows 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.

Essex & Suffolk Water is a trading name of Northumbrian Water Limited (a company registered in England under no. 2366703 whose registered office is at Head Office, Abbey Road, Pity Me, Durham, DH1 9ZR).

[View Maps ►](#)

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## Drainage

### Question 2.1

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

##### Answer

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

Anglian Water Services Limited is not responsible for any private drains and sewers that connect the property to the public sewerage system, and does not hold details of these. The property owner will normally have sole responsibility for private drains serving the property.

An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

### Question 2.2

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

##### Answer

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

If the property was constructed after 6 April 2015 the Surface Water drainage may be served by a Sustainable Drainage System. Further information may be available from the developer or question 3.3 of the CON29 from the local authority from 4 July 2016.

Anglian Water Services Limited is not responsible for private drains and sewers that connect the property to the public sewerage system, and do not hold details of these.

The property owner will normally have sole responsibility for private drains serving the property.

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.

If surface water does not drain to the public sewerage system the property may have private facilities in the form of a soakaway or private connection to a watercourse.

Details can be obtained from Anglian Water Services Limited, telephone 0800 169 3271 or visit : [www.anglianwater.co.uk/household/your-account/bills-and-payments/tariffs/surface-water-drainage.aspx](http://www.anglianwater.co.uk/household/your-account/bills-and-payments/tariffs/surface-water-drainage.aspx)

For further information on surface water drainage, please visit the Ofwat website; [www.ofwat.gov.uk/households/your-water-bill/surfacewaterdrainage](http://www.ofwat.gov.uk/households/your-water-bill/surfacewaterdrainage)

### Question 2.3

#### Is a surface water drainage charge payable?

##### Answer

Records confirm that a surface water drainage charge is payable for the property at £37 for each financial year.

If the property was constructed after 6 April 2015 the Surface Water drainage may be served by a Sustainable Drainage System. Further information may be available from the developer or question 3.3 of the CON29 from the local authority.

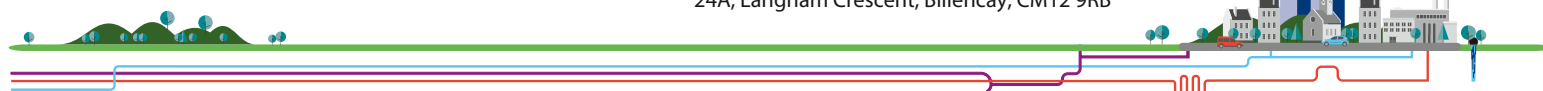
Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable.

Where surface water charges are payable but upon inspection the property owners believe that surface water does not drain to the public sewerage system, an application can be made to Anglian Water to end future surface water charges by contacting them on 0800 169 3271. Further information can be found by visiting: [www.anglianwater.co.uk/household/your-account/bills-and-payments/tariffs/surface-water-drainage.aspx](http://www.anglianwater.co.uk/household/your-account/bills-and-payments/tariffs/surface-water-drainage.aspx)

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

### Answer

 The public sewer map included indicates that there is a public sewer, disposal main or lateral drain within the boundaries of the property. On 1 October 2011, private sewers that serve a single property and lie outside the boundary of that property, were transferred into public ownership. Therefore there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may prevent or restrict development of the property.

The boundary of the property has been determined by reference to the Ordnance Survey record.

The presence of a public sewer running within the boundary may restrict further development. Anglian Water Services Limited has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the company or its contractors needing to enter the property to carry out work.

Sewers indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer.

Please note if the property was constructed after 1 July 2011 any sewers and/or lateral drain within the boundary of the property are the responsibility of the homeowner.

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

### Answer

The public sewer map included indicates that there is no public pumping station within the boundaries of the property. Any other ancillary apparatus is shown on the public sewer map and referenced on the legend.

Only private pumping stations installed before 1 July 2011 and servicing 2 or more properties will be transferred into the ownership of Anglian Water Services.

Pumping stations installed after 1 July 2011 will remain the responsibility of the homeowners unless they are the subject of an adoption agreement.

Anglian Water Services will have rights of access to maintain their assets which is anticipated to be completed on a 12 monthly basis which will be reviewed dependent on monitoring and performance.

Further information can be found on the pumping station adoption in the appendices of the CON29DW.

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

### Answer

The public sewer map included indicates that there is a public sewer within 30.48 metres (100 feet) of a building within the property. (See supplied extract from the public sewer map). On 1 October 2011 private sewers were transferred into public ownership, therefore 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.

The presence of a public sewer within 30.48 metres (100 feet) of any building within the boundary of the property can result in the local authority requiring a property to be connected to the public sewer.

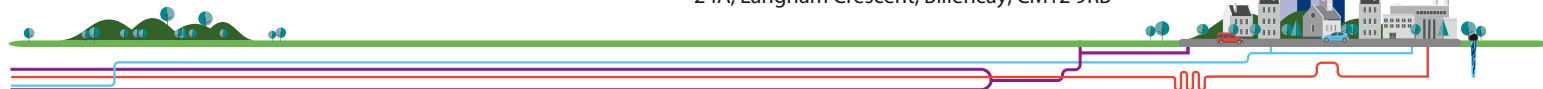
The measure is estimated from the Ordnance Survey record, between any building within the boundary of the property and the nearest public sewer.

Sewers indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer.

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## Question 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?

### Answer

The public sewer map included indicates that there is no public pumping station within 50 metres of any buildings within the property. Any other ancillary apparatus is shown on the public sewer map and referenced on the legend.

Only private pumping stations installed before 1 July 2011 and servicing 2 or more properties will be transferred into the ownership of Anglian Water Services.

Pumping stations installed after 1 July 2011 will remain the responsibility of the homeowners unless they are the subject of an adoption agreement.

Anglian Water Services will have rights of access to maintain their assets which is anticipated to be completed on a 12 monthly basis which will be reviewed dependent on monitoring and performance.

Further information can be found on the pumping station adoption in the appendices of the CON29DW.

## Question 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?

### Answer

The property is part of an established development and is not subject to an adoption agreement.

This enquiry is of interest to purchasers of new properties who will want to know whether or not the property will be linked to a public sewer.

Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of public drains and sewers for which they will hold maintenance and renewal liabilities.

On 1 October 2011 all foul Section 104 sewers laid before 1 July 2011 were transferred into public ownership, excluding those that discharge to a privately owned sewage treatment or collection facility. All surface Section 104 sewers that do not discharge to a public watercourse were also transferred. Our mapping records are currently being reviewed and updated and may not yet reflect this change, therefore there may be additional public sewers, disposal mains or lateral drains which are not yet recorded on the public sewer map or public sewers that still show as Section 104 sewers.

## Question 2.7 Has any 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?

### Answer

The company's records confirm that there is not a statutory agreement or consent in respect of building over/near a public sewer at this property. For historical reasons the company may not be aware of some agreements or consents which have been entered into by the local authority. Whilst an 'agreement' may not exist, current Building Regulation guidance permits building over/near sewers in certain circumstances. Consent without an agreement may have been issued by Anglian Water or independently by the Building Control Body. As long as the extension has a valid building regulations certificate then this should prove adequate assurance to the purchaser.

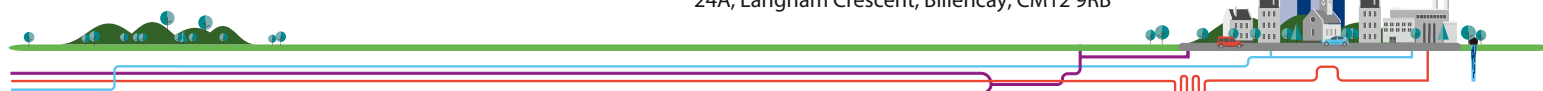
Anglian Water Services Limited is obliged to maintain its sewers. If any problem was to arise, Anglian Water Services Limited would investigate the problem and has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the company or its contractors needing to enter the property. In advance of any problem it is difficult to predict the effect the works would have on the property. Similarly, the position as to liability of both the property owner and Anglian Water Services Limited would need to be ascertained.

On 1 October 2011 private sewers were transferred into public ownership, therefore 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.

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**Question 2.8****Is the building which is, or forms part of the property, at risk of internal flooding due to overloaded public sewers?****Answer**

The property is not recorded as being at risk of internal flooding due to overloaded public sewers. On 1 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 Anglian Water may not be aware of. For further information it is recommended that enquiries are made of the vendor as to any previous flooding occurrences.

A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (eg. 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 has included in its Register of properties at risk of sewer flooding. These are defined as properties that have suffered 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.

Properties which have flooded as a result of storm events proven to be exceptional (defined as a storm return period equal to or greater than 1 in 20) are not included on the Flood 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 Anglian Water Services Limited. This report excluded flooding from private sewers and drains and Anglian Water Services Limited makes no comment upon this matter.

For further information please visit [www.anglianwater.co.uk](http://www.anglianwater.co.uk) or contact Anglian Water customer services on 03457 145 145.

**Question 2.9****Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.****Answer**

The nearest sewage treatment works is 1.56 kilometres to the North East of the property. The name of the sewage treatment works is BILLERICAY STW (Anglian Water Services Ltd).

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

The Sewerage Undertaker's records were inspected to determine the nearest sewage treatment works. It should be noted, therefore, that there may be a private sewage treatment works closer than the one detailed above that has not been identified.

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## Water

### Question 3.1 Is the property connected to mains water supply?

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

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

**Answer** The map of waterworks does not indicate any water mains, resource mains or discharge pipes within the boundaries of the property.

The boundary of the property has been determined by reference to the Ordnance Survey record.

The map of waterworks has been supplied by Essex & Suffolk Water of PO Box 292, Durham, DH1 9TX.

### Question 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 an application for such an agreement?

**Answer** 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.

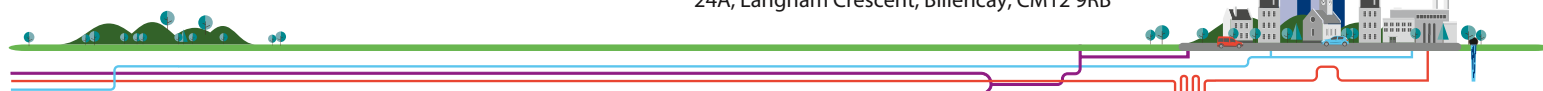
This enquiry is of interest to purchasers of new homes who will want to know whether or not the property will be linked to the mains water supply.

Section 51A of the Water Industry Act 1991, as amended by Water Industry Act 2003 "Agreements to adopt water main or service pipe at future date", sets out the framework for water companies to enter into agreements with persons constructing or proposing to construct new water mains and service pipes for domestic purposes.

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

Answer 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.

"Low water pressure" means water pressure below the reference level which is the minimum pressure when demand on the system is not abnormal. We maintain a Low Pressure Register of properties that are at risk of persistently receiving pressure below the reference level, provided that allowable exclusions do not apply. (i.e. events which can cause pressure to temporarily fall below the reference level).

The reference level of service is a flow of 9 litres/minute at a pressure of 10 metres head on the customer's side of the main stop tap (mst). The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap.

The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served. For two properties, a flow of 18 litres/minute at a pressure of 10 metres head on the customers' side of the mst is appropriate. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS6700 or Institute of Plumbing handbook.

Allowable exclusions: The Company includes in the Low Pressure Register properties receiving pressure below the reference level, provided that allowable exclusions listed below do not apply.

Abnormal demand: This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand which are normally expected. We exclude properties which are affected by low pressure only on those days with the highest peak demands. During the report year we may exclude, for each property, up to five days of low pressure caused by peak demand.

Planned maintenance: We do not report low pressures caused by planned maintenance.

One-off incidents: This exclusion covers low pressure incidents caused by one-off events: mains bursts; failures of company equipment (such as PRVs or booster pumps); firefighting; and action by a third party.

Low pressure incident of a short duration: Properties affected by low pressure which only occur for a short period, and for which there is evidence that incidents of a longer duration would not occur during the course of the year.

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

Answer The water supplied to the property has an average water hardness of **104 mg/l** which is defined as **Hard** by Essex & Suffolk Water.

Water hardness can be expressed in various different units, for example, the hardness setting for a dishwasher is commonly expressed in degrees Clark. You should be able to find the required unit in your appliance's manual. The following table shows the various different units of the water hardness measurement for this property:

Calcium (mg/l or ppm)	Calcium Carbonate (mg/l or ppm)	Degrees Clark (°Clark or °e)	Degrees French (°f or °fH)	Degrees German (°dH or dGH)	mmol/l (Millimoles of ca/l)
104.000	260.000	18.200	43.990	14.140	2.620

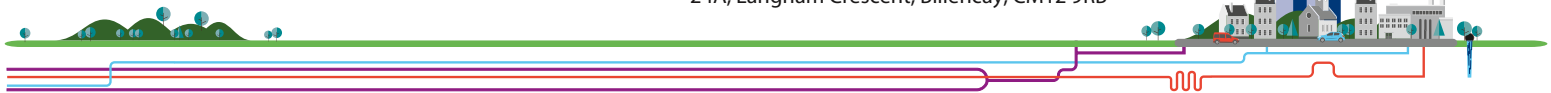
Question 3.6 Please include details of the location of any water meter serving the property.

Answer Records indicate that the property is not served by a water meter.

For further information please contact:  
  
Essex & Suffolk Water  
PO Box 292  
Durham DH1 9TX  
Tel: 0345 782 0999  
www.eswater.co.uk

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## Charging

### Question 4.1.1 Who is responsible for providing the sewerage services for the property?

**Answer**

Anglian Water Services Limited  
 Lancaster House  
 Lancaster Way  
 Ermine Business Park  
 Huntingdon  
 Cambridgeshire  
 PE29 6XU  
 Tel: 0345 791 9155  
[www.anglianwater.co.uk](http://www.anglianwater.co.uk)

### Question 4.1.2 Who is responsible for providing the water services for the property?

**Answer**

Essex & Suffolk Water  
 PO Box 292  
 Durham DH1 9TX  
 Tel: 0345 782 0999  
[www.eswater.co.uk](http://www.eswater.co.uk)

Essex & Suffolk Water is a trading name of Northumbrian Water Limited (a company registered in England under No. 2366703 whose registered office is at Head Office, Abbey Road, Pity Me, Durham DH1 9ZR).

### Question 4.2 Who bills the property for sewerage services?

**Answer**

The property is billed for sewerage by:

Anglian Water Services Limited  
 Lancaster House  
 Lancaster Way  
 Ermine Business Park  
 Huntingdon  
 Cambridgeshire  
 PE29 6XU  
 Tel: 0345 791 9155  
[www.anglianwater.co.uk](http://www.anglianwater.co.uk)

If the property is not billed for sewerage services this could indicate that an account hasn't been set up with the sewerage provider or the property has a private drainage system. The above answer is based on the most up to date billing records listed for the property. If the current occupier believes this answer to be incorrect, they will need to contact their sewerage provider to ensure these records are amended.

Your order reference: G2356935-1

Property address:

24A, Langham Crescent, Billericay, CM12 9RB

### Question 4.3 Who bills the property for water services?

**Answer** The property is billed for water services by:

Essex & Suffolk Water  
PO Box 292  
Durham DH1 9TX  
Tel: 0345 782 0999  
[www.eswater.co.uk](http://www.eswater.co.uk)

If the property is not billed for water services this could indicate that an account hasn't been set up with the water provider or the property has a private water supply. The above answer is based on the most up to date billing records listed for the property. If the current occupier believes this answer to be incorrect, they will need to contact their water provider to ensure these records are amended.

### Question 4.4 What is the current basis for charging for sewerage and/or water services at the property?

**Answer** The charges are based on the rateable value of the property of 165 and the charge for the current financial year is £510.98

The property reference number is: **0022458884**

Water and sewerage companies full charges are set out in their charge schemes which are available from the company free of charge upon request.

On change of occupation, the Company may install a meter at the premises and base charges upon the measured tariff. 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) Automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.

If you don't have a water meter, you are charged based on the Rateable Value (RV) of the property. This value was set back in March 1990 and is based on a number of different factors including the size of your home, the number of rooms and the amenities you have in your area. Although RV's are no longer set by councils, we still have to use the values fixed in 1990 or earlier as the basis for the charges we make.

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

**Answer** The basis for the charges may change and will be based on a metered supply.

Essex & Suffolk Water will look to install a meter before issuing an account to any new occupier.

Water and Sewerage companies full charges are set out in their charges schemes which are available from the company free of charge upon request.

Your order reference: G2356935-1

Property address:  
24A, Langham Crescent, Billericay, CM12 9RB





Dashboard



Information



Summary



Maps



Drainage



Water



Charging



Appendix

## APPENDIX 1: General interpretation

**(1)** In this Schedule-

"the 1991 Act" means the Water Industry Act 1991(a);

"the 2000 Regulations" means the Water Supply (Water Quality) Regulations 2000(b); "the 2001 Regulations" means the Water Supply (Water Quality) Regulations 2001(c);

"adoption agreement" means an agreement made or to be made under Section 51A(1) or 104(1) of the 1991 Act (d); "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 with 31st December;

"discharge pipe" means a pipe from 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 any buildings or yards appurtenant to buildings within the same curtilage;

"effluent" means any liquid, including particles of matter and other substances 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 (e);

"licensed water supplier" means a company which is the holder for the time being of a water supply licence under Section 17A(1) of the 1991 Act(f);

"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 (g) in relation to the information specified in subsection (1A);

"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(h), 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(i);

**(b)** by virtue of a scheme under Schedule 2 to the 1991 Act (j);

**(c)** under Section 179 of the 1991 Act (k); or

Your order reference: G2356935-1

Property address:

24A, Langham Crescent, Billericay, CM12 9RB

**(d)** otherwise;

"public sewer map" means the map made available under Section 199(5) of the 1991 Act (l);

"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 for 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 zone" means the names and areas designated by a water undertaker within its area of supply that are to be its water supply zones for that year; and

"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.

**(2)** In this Schedule, references to a 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.

**(a)** 1991 c.56.

**(b)** S.I. 2000/3184. These Regulations apply in relation to England.

**(c)** S.I. 2001/3911. These Regulations apply in relation to Wales.

**(d)** Section 51A was inserted by Section 92(2) of the Water Act 2003 (c. 37). Section 104(1) was amended by Section 96(4) of that Act.

**(e)** Various amendments have been made to Sections 102 and 104 by section 96 of the Water Act 2003.

**(f)** Inserted by Section 56 of and Schedule 4 to the Water Act 2003.

**(g)** Subsection (1A) was inserted by Section 92(5) of the Water Act 2003.

**(h)** Section 106(1A) was inserted by Section 99 of the Water Act 2003.

**(i)** 1989 c.15.

**(j)** To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.

**(k)** To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.

**(l)** Section 199 was amended by Section 97(1) and (8) of the Water Act 2003.

Your order reference: G2356935-1

Property address:

24A, Langham Crescent, Billericay, CM12 9RB

### 1. Introduction

- (a)** These Terms (together with our General Terms) set out the terms which will apply in respect of any Orders you place with us for a residential drainage and water enquiry being (i) a CON29DW Report and / or (ii) a CON29DW Premium Report.
- (b)** In addition to any defined terms in the General Terms (which shall apply to these Terms), the following words shall have the following meanings:
- (i)** "Residential Property" means the address/es or location(s) of a residential property provided by you when you place an Order in respect of which you request a Report.
- (ii)** The term "Report" for the purposes of these Terms, shall mean the report known as the "CON29DW" prepared by us providing drainage and water information in relation to an individual domestic property.
- (c)** We provide a number of other products for commercial property or development land. It is your responsibility to select the Report that is most suitable for your needs.

### 2. Scope of the Report

- (a)** We will prepare the Report using the Residential Property details you provide at the time you place your Order. The Report you receive will rely on the accuracy, completeness and legibility of the address and/or plans you supply with your Order.
- (b)** The Report is produced only for use in relation to Residential Property which require the provision of drainage and water information and cannot be used for non-residential properties, development of land or any property used solely for carrying on a trade or business. Where you require a report for a non residential property, or for the development of land, you can order a different report from us, and different terms shall apply.
- (c)** The Report provides information as to the indicative location and connection status of existing services and other information relating to drainage and water enquiries and should not be relied on for any other purpose. The Report may contain opinions or general advice. We cannot ensure that any such opinion or general advice is accurate, complete, valid or fit for your particular purpose, and neither you nor your Client should rely solely on this advice.
- (d)** As you may expect, the information contained in the Report can change on a regular basis so we cannot be responsible to you or your Client for any change in the information contained in the Report after the date on which the Report was produced (as shown in the Report).
- (e)** The Report does not give details about the actual state or condition of the Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Residential Property for any particular purpose, or be 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 by the Client.
- (f)** In providing you with this Report, we will comply with;
- (g)** The position and depth of apparatus shown on any Maps attached to the Report are approximate and are provided as a general guide only. Where you or your Client intend to carry out any excavation or other works at the Residential Property, the exact positions and depths of any apparatus 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 our apparatus.

### 3. Additional Provisions relating to our Liability to you for the Report

- (a)** The Maps attached to the Report are provided pursuant to our statutory duty to make such Maps available for inspection. Notwithstanding any other provisions of the Terms, your attention is drawn to the notices on the Map(s) attached to the Report which applies to the Map and its contents.
- (b)** Where we provide a Report for a Residential Property which receives either water or drainage services from us, and another company provides the other service, then our total liability, whether for breach of contract, tort, negligence, breach of statutory duty, misrepresentation or otherwise, arising under or in connection with the supply of the information from the other service provider is limited to such sums as we are entitled to and able to recover from the other service provider.

Your order reference: G2356935-1

Property address:

24A, Langham Crescent, Billericay, CM12 9RB

### 4. Additional Intellectual Property Right Provisions

**(a)** The enquiries in the Report are protected by copyright by the Law Society of 113 Chancery Lane, London WC2A 1PL and must not be used for any purpose outside the context of the Report.

### 5. General

**(a)** These Terms (and any documents referred to herein) are the only terms and conditions that shall apply to any order in respect of a CON29DW residential Report and shall constitute the entire agreement between you and us and supersede, replace and extinguish any previous arrangement, understanding or agreement between us relating to such Report.

**(b)** Any dispute or claim arising out of or in connection with these terms and or their subject matter or formation (including non-contractual disputes or claims) shall be governed by the laws of England and Wales. Any dispute shall be subject to the exclusive jurisdiction of the courts of England and Wales.

**(c)** If there is any conflict or inconsistency between the provisions of these Geodesys Terms and the General Terms, the provisions of these Geodesys Terms shall prevail.

**(d)** In the event of any conflict of inconsistency between any information on the Website describing the features of the Report and the Terms, then the Terms shall prevail.

**(e)** Where you are acting in the normal course of your business, your Client is entitled to the benefit of these Terms. No other person who is not a party to these Terms has any right to enforce their terms.

### 6. Customer Complaints Procedure

**(a)** Geodesys offer a robust complaints procedure which can be found by visiting <http://www.geodesys.com/complaints-process/>

**(b)** If your complaint has gone through our complaints procedure and you are dissatisfied with the response or it has exceeded our response timescales, you may refer your complaint for consideration under The Property Ombudsman Scheme (TPOs). You can obtain further information by visiting [www.tpos.co.uk](http://www.tpos.co.uk) or email [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

Your order reference: G2356935-1

Property address:

24A, Langham Crescent, Billericay, CM12 9RB

## APPENDIX 3: Important consumer protection information

This search has been produced by Geodesys, a trading name of Anglian Water Services Ltd. Our address is - Osprey House, 1 Percy Road, Huntingdon, Cambridgeshire, PE29 6SZ. To contact us - Tel 0800 085 8050 or email [customer.services@geodesys.com](mailto:customer.services@geodesys.com). Geodesys is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

The Search Code:

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential property and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards with the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the Code, their products and services.

By giving you this information, Geodesys is confirming that they keep to the principles of the Code. This provides important protection to you.

### The Code's core principles

Firms which subscribe to the Search Code will :

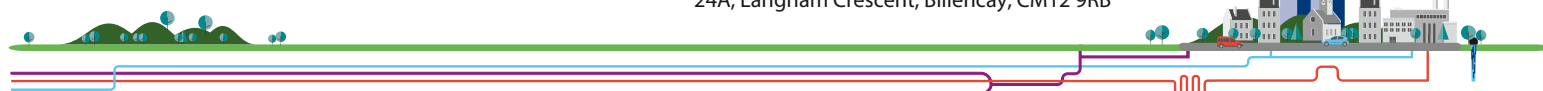
- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

Please email [customer.services@geodesys.com](mailto:customer.services@geodesys.com) if you would like a copy of the Search Code

Your order reference: G2356935-1

Property address:

24A, Langham Crescent, Billericay, CM12 9RB





### Complaints

Whilst we make every effort to ensure that all our searches are accurate and dispatched in a timely way, we understand that occasionally things may not go as planned. If you have a query or complaint about your search, you should raise it directly with us, and if appropriate ask for any complaint to be considered under our formal internal complaints procedure. We will always try to resolve a query or complaint immediately. If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOS). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of Geodesys failing to keep to the Code.

If it is not possible to resolve your complaint immediately, we will:

- Take all of the details and investigate your complaint under our formal complaints procedure. If we do not contact you within 5 working days of you raising the complaint, you will be entitled to £50 compensation.
- Always aim to resolve a complaint fully and in writing within 5 working days, but no later than 20 working days of receipt.
- Keep you informed by letter, telephone or email as you prefer should we need more time to resolve the matter.
- 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.

If we consider your complaint to be justified we will:

- Refund your search fee.
- Provide you with a revised search.
- Take all action within our control to put things right.

Complaints should be sent to: Customer Services, Geodesys, Osprey House, 1 Percy Road, Huntingdon, Cambridgeshire, PE29 6SZ, Tel: 0800 085 8050, Email: [customer.services@geodesys.com](mailto:customer.services@geodesys.com)

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOS).

### TPOs Contact Details:

The Property Ombudsman scheme (TPOs)

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury SP1 2BP

Telephone: 01722 333306

Fax: 01722 332296

Website: [www.tpos.co.uk](http://www.tpos.co.uk)

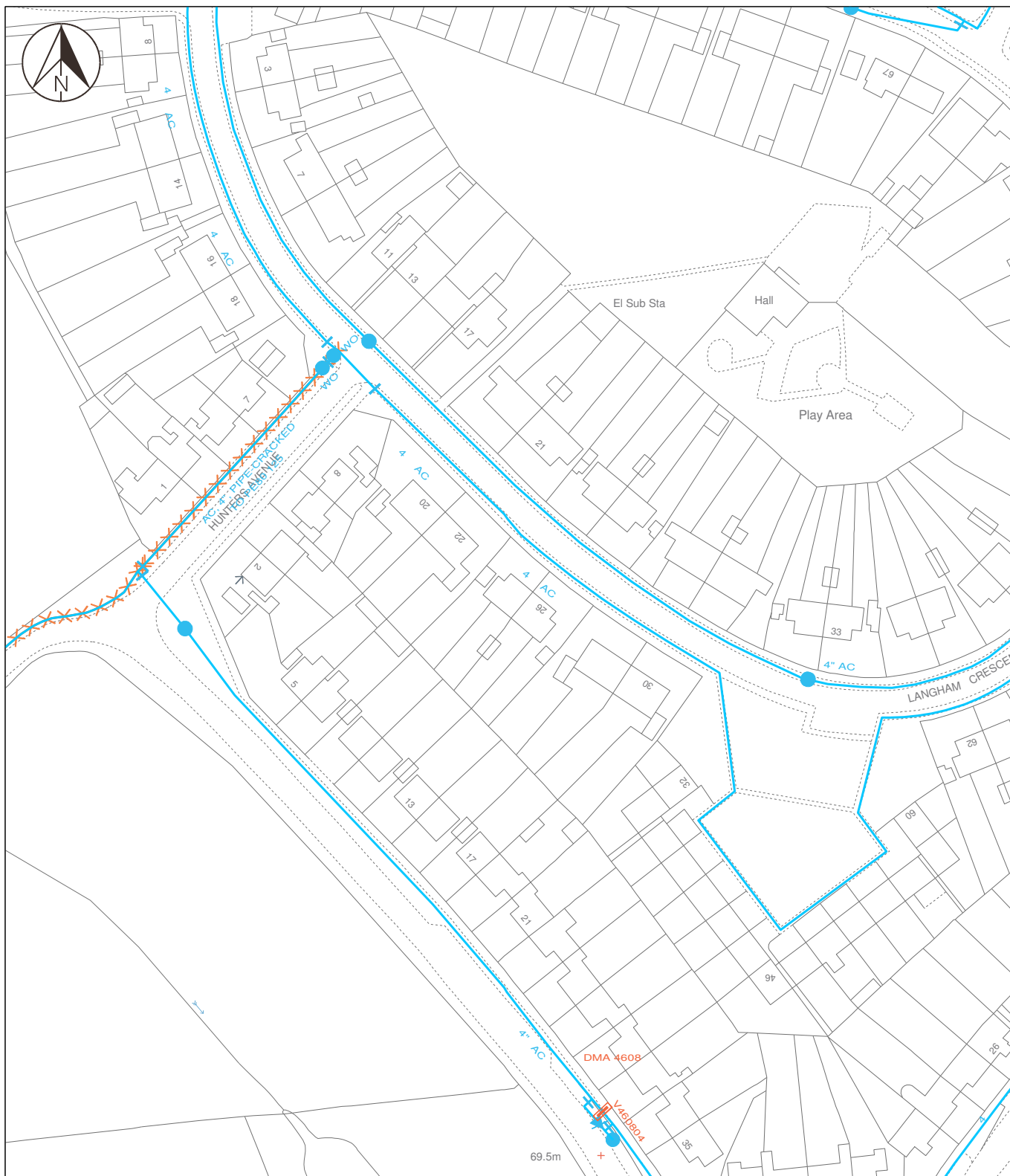
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Your order reference: G2356935-1

Property address:

24A, Langham Crescent, Billericay, CM12 9RB



Valves/Regulators	Fittings/Symbols	Storage/Operations	Network Types	Specific Main Types	Area Types
P1			Distribution Treated Raw Fire Supply	Abandoned Asbestos Abandoned Out of Commission Private	Water Quality District Metering Easement

**ESSEX & SUFFOLK**  
**WATER** *living water*

User : CON29ESW

Title : G2356935-1

Centre Point : 568002,193419

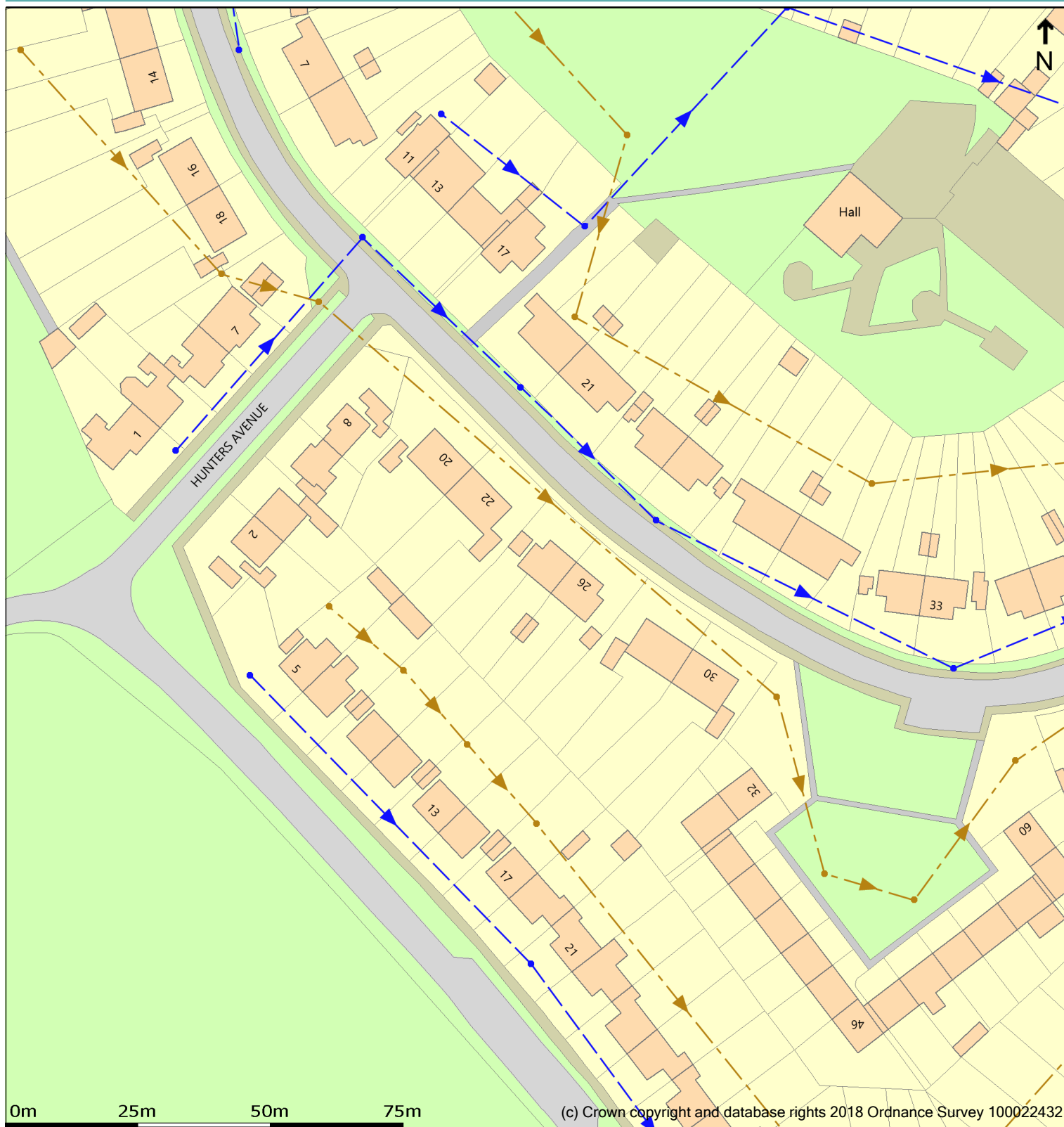
Date : 02/08/2018 09:18:35

Map Sheet : TQ6893SW

Paper / Scale : A4@1:1250

The material contained on this plot has been reproduced from an Ordnance Survey map with permission of the controller of H.M.S.O. Crown Copyright Reserved. Licence No. 100022480. The information shown on this plan should be regarded as approximate and is intended for guidance only. No Liability of any kind whatsoever is accepted by Essex & Suffolk Water, it's servants or agents for any omission. The actual position of any mains shown on the plan must be established by taking trial holes in all cases. Essex & Suffolk Water must be given two working days notice of their intention to excavate trial holes. Private connections are not shown but their presence should be anticipated. **WARNING...** Where indicated on the plan there could be abandoned asbestos cement materials or shards of pipe. If excavating in the vicinity of these abandoned asbestos cement materials the appropriate Health & Safety precautions should be taken. Essex & Suffolk Water accepts no liability in respect of claims, costs, losses or other liabilities which arise as the result of the presence of the pipes or any failure to take adequate precautions. Emergency Telephone Number: 0345 782 0999

10 m



Title: G2356935-1 Date: 01/08/18 Scale: 1:1000 Map Centre: 567999,193418

Foul Sewer	Decommissioned Sewer (colour denotes effluent type)	Manhole	Public Sewage Treatment Works
Surface Sewer	Private Sewer (colour denotes effluent type)	Public Pumping Station	Private Sewage Treatment Works
Combined Sewer	Rising Main (colour denotes effluent type)	Private Pumping Station	Outfall
Final Effluent		Decommissioned Pumping Station	Inlet

This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2018 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

## Residential No Search Chancel Insurance Policy


This Policy is the contract between You and the Insurer and it includes the Schedule and any endorsement, extension, plan or appendix issued with it. We have issued the Policy in reliance upon confirmation of the Statements of Fact that are listed in an Insured Risk Appendix attached to this Policy. If a Statement of Fact made to Us was not true the Insurer may reject Your claim.

### Schedule

**Policy Number: RNSC 706380**

<b>Insurer</b>	AmTrust International Underwriters Designated Activity Company (DAC), is authorised and regulated by the Central Bank of Ireland, Ref no C33525. As an insurance company authorised within the European Union, AmTrust International Underwriters Designated Activity Company (DAC) is permitted to conduct business in the United Kingdom and is authorised and subject to limited regulation by the Financial Conduct Authority, Ref No 203014.
<b>Insured/You/Your</b>	Rogers and occupants of the Property and Your/their mortgage lender(s).
<b>Property</b>	24a, Langham Crescent, BILLERICAY, Essex, CM12 9RB.
<b>Limit of Indemnity</b>	£1,000,000 in total. This amount will increase to match actual increases in the value of the Property, up to a maximum of 200% of the sum stated here.
<b>Premium</b>	£17.50 (including Insurance Premium Tax of £1.88).
<b>Inception Date</b>	31/07/2018
<b>Order Date</b>	31/07/2018
<b>Period of Insurance</b>	From the Inception Date, and continuing for 25 years.
<b>Insured Risk(s)</b>	The matters set out in an Insured Risk Appendix attached to this Policy.
<b>Insured Use</b>	The continued use of the Property as a single residential house or flat as constructed at the Inception Date.

*R. Partington*  
 R P Partington, Director,  
 CLS Risk Solutions Limited  
 Signed by CLS Risk Solutions Limited on behalf  
 and with the authority of the Insurer



### Definitions

Where a word is defined below or in the Schedule, it will have the same meaning whenever it appears in this Policy.

<b>Administrator/We/Us</b>	CLS Risk Solutions Limited, St Paul's House, 8-12 Warwick Lane, London, EC4M 7BP. CLS Risk Solutions Limited can be contacted by email at <a href="mailto:underwriters@clsrs.co.uk">underwriters@clsrs.co.uk</a> or by telephone on 0203 409 9510.
<b>Adverse Matter</b>	Any communication from a third party to You in relation to an Insured Risk.
<b>Insured Risk</b>	A matter defined in an Insured Risk Appendix attached to this Policy which may interfere with Your use of the Property.
<b>Loss</b>	Financial loss as described in an Insured Risk Appendix attached to this Policy which You have suffered because of an Insured Risk.
<b>Order</b>	A decision made by a court (or another recognised body with authority to make a decision that is legally binding on You) in relation to an Adverse Matter.
<b>Statements of Fact</b>	The statements shown as "Statements of Fact" in an Insured Risk Appendix, being statements confirmed to Us in relation to the Insured Risk(s) and relied upon by the Insurer when deciding to insure the Insured Risk(s).

## Cover

Provided You have paid the Premium to Us this Policy will protect You and Your mortgage lender against Loss as defined in this Policy.

## Protection for Mortgage Lenders and Successors in Title

The Insurer will not refuse to pay a claim to Your mortgage lender or a future owner or occupant of the Property who acquires the benefit of this Policy after the Inception Date because a Statement of Fact made to Us was not true, unless that mortgage lender or future owner or occupant had knowledge that the Statement of Fact was not true on the date that it was made.

The Insurer will not refuse to pay a claim to a mortgage lender because of a breach of the conditions of this Policy, unless that mortgage lender was responsible for, or consented to, or had knowledge of the breach in question.

## Exclusions

The Insurer can refuse to pay Loss or reduce any payment of Loss because:

1. You confirmed a Statement of Fact to Us which You knew or could reasonably have been expected to know was not true; and/or
2. You make a claim under this Policy knowing that it is false or fraudulent; and/or
3. of an Additional Exclusion contained in the Insured Risk Appendix attached to this Policy.

## Claims Conditions

**When You make a claim under this Policy You must adhere to the claims conditions listed below. If You do not adhere to these claims conditions the Insurer may reject Your claim or reduce the amount of Loss that it pays to the extent that Your breach is responsible for increasing the amount of Loss.**

1. You must notify Us in writing (at the address shown in the section headed "Making a Claim", below) of any Adverse Matter or circumstances which are likely to give rise to an Adverse Matter or Loss as soon as reasonably possible. A failure to act promptly may entitle the Insurer to reject Your claim or reduce the amount of Loss that it is obliged to pay You or Your mortgage lender.
2. The costs of dealing with an Adverse Matter will be paid by the Insurer. For this reason, You must allow the Insurer to participate fully in any defence, negotiation or settlement of an Adverse Matter and, in particular You must:
  - a. not incur any expense without first consulting Us and receiving written consent to do so;
  - b. not make any admission of liability or offer or settlement or promise or payment to any third party in relation to an Adverse Matter without first consulting with Us and receiving written consent to do so;
  - c. give Us and the Insurer access to and copies of all correspondence and other documentation relating to the Adverse Matter which is available to You and give Us and the Insurer sufficient time to review, consider and comment on such correspondence and documentation;
  - d. inform Us of any proposed meeting with any third party about an Adverse Matter and allow the Insurer or the Insurer's advisers to attend the meeting or, if the Insurer requests, give the Insurer a detailed written account of the subject and outcome of the meeting or any discussion at which the Insurer was not present;
  - e. take such reasonable steps that the Insurer may reasonably require of You to minimise Loss or contest, avoid, resist, compromise or otherwise defend against an Adverse Matter, provided such steps shall be at the Insurer's expense;
  - f. provide the Insurer with any other information and assistance about an Adverse Matter it may reasonably request.
3. If, at the time a claim is made under this Policy, You have any other insurance in place which would allow You to claim for all or part of any Loss, You must also make a claim under that insurance and the Insurer will only be liable to pay or contribute towards payment of Loss in an appropriate proportion with the other insurance.

## General Conditions

**The following general conditions apply to this Policy. If You do not adhere to these general conditions the Insurer may reject Your claim or reduce the amount of Loss that it pays to the extent that Your breach is responsible for increasing the amount of Loss.**

1. You must only use the Property for the Insured Use.
2. Unless the Insurer gives its written consent, You will not:
  - a. disclose that this Policy exists, except to a potential purchaser of the Property, their mortgage lender and the legal advisers of each;
  - b. communicate about an Insured Risk with a third party;
  - c. make an application to any court or other competent tribunal or the Land Registry in connection with an Insured Risk without the Insurer's prior written consent.
3. This Policy will be governed and interpreted under the law of England and Wales and will be subject to the jurisdiction of the courts of England and Wales.
4. The total financial liability of the Insurer for all claims under this Policy will not exceed the Limit of Indemnity stated in the Policy Schedule.



5. This Policy will not be in force unless it has been signed by someone who is authorised by the Insurer to do so. The Administrator is authorised to do so.
6. The Insurer may, at its own discretion and its own expense but with Your prior consent, take appropriate steps to prevent or reduce Loss whether or not an Adverse Matter has occurred including (but not limited to) pursuing or defending any action at law or making an application to a court or the Upper Tribunal (Lands Chamber) on Your behalf and by doing so the Insurer will not be taken as having accepted any liability under this Policy or waived any of its terms.
7. If the Insurer agrees or is obliged to make any payment to You or on Your behalf because of an Adverse Matter, the Insurer will immediately be entitled to any rights that You may have had in relation to that Adverse Matter.
8. If You disagree with the Insurer about an amount of Loss to be paid under this Policy after the Insurer has accepted liability to make a payment, the disagreement will be referred to an arbitrator who will be chosen by agreement between You and the Insurer or, failing agreement, by the President at that time of the Royal Institution of Chartered Surveyors. If the disagreement is referred to arbitration, You will only have a right of action against the Insurer if the arbitrator makes an award. The cost of arbitration will be shared equally between the Insurer and You.
9. The Insurer has authorised Us to give any consent required by a condition of this Policy on its behalf.
10. You must comply with any Additional Condition contained in an Insured Risk Appendix attached to this Policy.

## Cancellation Rights

You can cancel this Policy only by notifying the Administrator within 14 days of the Order Date by email [cancellations@clsrs.co.uk](mailto:cancellations@clsrs.co.uk).

Rights are reserved on refunding any Premium if a claim has already been made on this Policy. If no claim has been made any Premium paid will be refunded, but a reasonable deduction may be made for administration costs. The Policy will then be cancelled as from the Inception Date.

**If this Policy is cancelled, this may be a breach of conditions attached to Your mortgage or a condition in a contract of the sale of the Property.**

## Making a Claim

All communication by You relating to a claim or a possible claim must be notified to Us by email [claims@clsrs.co.uk](mailto:claims@clsrs.co.uk) giving details of the Policy (name of the Insured, the Policy number and the Property address).

**Please read and be aware of the Claims Conditions in this Policy.**

## Complaints Procedures

We aim to provide an excellent service. If You have any cause for complaint You should, in the first instance, contact the Administrator by email [complaints@clsrs.co.uk](mailto:complaints@clsrs.co.uk), by post CLS Risk Solutions Limited, or by telephone on 0203 409 9510. Please quote the details of the Policy (surname and initials, policy number and property address). If the matter is not resolved to Your satisfaction, please write to:

**The Complaints Manager AmTrust International Underwriters Designated Activity Company (DAC)**  
[lynne.merriman@amtrustgroup.com](mailto:lynne.merriman@amtrustgroup.com).

If You are still dissatisfied then You may have a right to refer Your complaint to:

**The Financial Ombudsman Service**

**Exchange Tower**

**London E14 9SR**

**0800 023 4 567 Calls to this number are now free on mobile phones and landlines**

**0300 123 9 123 Calls to this number cost no more than calls to 01 and 02 numbers**

**Email at: [complaint.info@financial-ombudsman.org.uk](mailto:complaint.info@financial-ombudsman.org.uk).**

The existence, and Your use of, this complaints process is without prejudice to Your other rights under this insurance and to Your rights in law.

## Financial Services Compensation Scheme (FSCS)

AmTrust International Underwriters Designated Activity Company (DAC) is covered by the Financial Services Compensation Scheme (FSCS). You may be entitled to compensation under FSCS if You are a "retail customer" as defined by the Financial Conduct Authority. Further details can be obtained from [www.fscs.org.uk](http://www.fscs.org.uk) or by telephone on **020 7741 4100**.

## Data Privacy Notice

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The privacy and security of Your personal information is very important to CLS Risk Solutions Limited ('CLS'). The details provided here are a summary of how We process – that is collect, use, share, transfer and store – Your information.

For Our full Data Privacy Notice please visit Our website

<https://cls.co.uk/Content/PDFs/Website/Privacy%20Statement.pdf> or contact Our Compliance Manager at: **17 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4UA** or by emailing: [Compliance@cls.co.uk](mailto:Compliance@cls.co.uk) or by telephoning: 01732 753 910 .

Your insurance brokers or other intermediaries may have their own reasons for processing Your personal data. Please contact them directly should You require further information about their uses of Your data.

## Collection of data

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CLS may collect a range of personal and business information supplied by You or third parties on Your behalf. This information may include the following: basic personal details such as Your name, address, telephone number, gender, marital status, and additional information about Your insurance requirements, such as details of Your Business.

We will always attempt to explain clearly when and why We need this information and the purposes for which We will use it and where necessary We will obtain Your explicit consent to use personal data.

CLS may also collect data about You, Your Business or the property We insure from a number of different sources, including but not limited to the electoral role, third party databases available to the insurance industry, other insurance firms, loss adjusters and/or other parties involved in the process of administering a claim, as well as publicly available sources.

## Personal data about others

---

We may collect data about other individuals, such as Employees, family, or members of Your household. If You give Us information about another person, it is Your responsibility to ensure and confirm that You have told that person why and how CLS uses personal data and that You have that person's permission to provide that data to Us and for Us to process it.

## Our uses of data

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CLS uses the data We collect to operate Our business and provide the products We offer. The information We collect may be used for (amongst other purposes) the following: to assess Your application for a quote or product; to evaluate the risk You present; to verify Your identity; to administer Your Policy and deliver Our services; to conduct statistical analysis for pricing purposes; to administer claims; and to investigate and resolve complaints. Should the need arise, CLS may also use data for the following purposes: to collate Your Policy or claims history; to undertake credit referencing or credit scoring and to assist with financial crime and fraud detection.

## Sharing Your data

---

If You request a quote, or purchase a product, Your personal information may be shared with and processed by a number of third parties which include but are not limited to regulatory, dispute resolution or law enforcement bodies; other insurance organisations including reinsurers; fraud prevention and credit reference agencies (who may keep a record of the search); or other relevant third parties within Our administrative structure.

Your data may be disclosed when We believe in good faith that the disclosure is required by law; necessary to protect the safety of Our employees or the public; required to comply with a judicial proceeding, court order or legal process; or for the prevention or detection of crime (including fraud).

## Transfer and Storage of Your Data Overseas

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Personal details may be transferred to countries outside the EEA. They will at all times be held securely and handled with the utmost care in accordance with all applicable principles of English law. Personal details will not be transferred outside the EEA unless the transfer is to a country which is considered to have equivalent standards with regard to data protection, or We have taken reasonable steps to ensure that suitable data protection standards are in place.

Personal details may be transferred to countries outside the EEA. They will at all times be held securely and handled with the utmost care in accordance with all applicable principles of English law. Personal details will not be transferred outside the EEA unless the transfer is to a country which is considered to have equivalent standards with regard to data protection, or We have taken reasonable steps to ensure that suitable data protection standards are in place.

## Data Retention

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CLS will only keep data for as long as it is necessary to continue providing Our products and services to You and/or to fulfil Our legal and regulatory obligations in line with Our data retention policy.

## Data Subject Rights

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You have a number of rights in relation to the information We hold about You. These rights include but are not limited to the right to a copy of Your personal information We hold; to object to the use of Your personal information; to withdraw any permission You have previously provided; and to complain to the Information Commissioner's Office at any time if You are not satisfied with Our use of Your information. For a more complete list of Your rights please refer to the full Data Privacy Notice.

Please note that there are times when We will not be able to delete Your information. This may be as a result of a requirement to fulfil Our legal and regulatory obligations, or where there is a minimum statutory period of time for which We have to keep Your information. If We are unable to fulfil a request We will always let You know Our reasons.

## Changes to this Data Privacy Notice

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We may amend this Data Privacy Notice from time to time for example, to keep it up to date or to comply with legal requirements. Should any significant changes be made to the ways in which CLS processes data from those described at the time of collection, We will post a notice on Our website.



## Insured Risk Appendix Chancel Repair Indemnity

**Policy Number: RNSC 706380**

This Appendix is part of the above-numbered Policy.

### Insured Risks

1. The title to the Property may be subject to a liability to bear part or all of the cost of repairing that area of the parish church described from time to time as the chancel ('the Chancel').

### Additional Conditions

1. None.

### Additional Exclusions

1. Any Loss directly or indirectly caused by, resulting from or in connection with any act of terrorism, regardless of any other cause or event contributing concurrently or otherwise to the loss. For the purpose of this Policy an act of terrorism means an act, including but not limited, to the use of force or violence and/or the threat thereof, of any person or group(s) of persons, whether acting alone or on behalf of or in connection with any organisation(s) or government(s), committed for political, religious, ideological or similar purposes, including the intention to influence any government and/or to put the public, or any section of the public, in fear.
2. Any Loss recoverable under a material damage buildings insurance policy.
3. Any demands for contribution towards the cost of repairs to any area of a church other than the Chancel.
4. Loss arising because Your Property exceeds 2 acres.

### Loss

1. Contributions required to be made by You towards the cost of repairing that area of the parish church described from time to time as the Chancel.
2. Reasonable legal and other professional fees and expenses which the Insurer allows or requests You in writing to incur so as to commence, defend or make a settlement in a legal action relating to an Adverse Matter (which may include making an application to a court or the Upper Chamber (Lands Tribunal)).
3. The cost of an out-of-court settlement relating to an Adverse Matter which the Insurer allows or requests You in writing to make.
4. Damages, compensation, costs and/or expenses (but not fines or other penalties) which You have to pay because of an Order.
5. The amount by which the value of the Property is reduced by the effect of an Order.
6. Any money the Insurer allows You in writing to pay to a third party to free the Property from the Adverse Matter.
7. Any money (including capital expenditure and legal and other professional fees) which You have actually spent on the Property which has now been lost because of an Order.
8. Any other costs and expenses You incur with the Insurer's written consent because of an Insured Risk.

### Statements of Fact

- A. The Property is a house or flat in England or Wales; and
- B. Neither the seller nor the buyer of the Property is aware of any communications with a representative of the Church of England or Wales in respect of chancel repair liability; and
- C. Neither the seller nor the buyer of the Property is aware of any attempt or intention by the church to register or enforce a chancel repair liability on the Property; and
- D. There is no entry in the title deeds to the Property relating to chancel repair liability; and
- E. Neither the seller nor the buyer of the property has knowledge of any full chancel repair search completed on the Property identifying a confirmed chancel repair liability risk; and
- F. Neither the seller nor the buyer has knowledge of any liability to pay part or all of the costs of repairing the Chancel.

## Policy Summary – Residential No Search Chancel Insurance

<b>Insurer</b>	AmTrust International Underwriters Designated Activity Company (DAC), is authorised and regulated by the Central Bank of Ireland, Ref no C33525. As an insurance company authorised within the European Union, AmTrust International Underwriters Designated Activity Company (DAC) is permitted to conduct business in the United Kingdom and is authorised and subject to limited regulation by the Financial Conduct Authority, Ref No 203014.
<b>Type of Insurance and Cover</b>	This policy provides protection if the church demands contributions from You towards the cost of repairing the chancel of the church because Your Property is subject to chancel repair liability.
<b>Significant Features and Benefits</b>	<p>The duration of the policy is 25 years. The policy continues to protect You even after You no longer own the Property and extends automatically to occupants and their mortgage lenders.</p> <p>This policy protects You and Your lender against the consequences of an Insured Risk which existed at the Inception Date of the policy. We will pay to defend or settle a dispute involving the Insured Risk and indemnify You for Loss in the event this action is unsuccessful.</p>
<b>Losses Covered</b>	<p>Loss You incur which arises out of an Insured Risk and includes:</p> <ol style="list-style-type: none"><li>1. damages, compensation, costs and/or expenses (but not fines or other penalties) which You have to pay because of an Order;</li><li>2. the amount by which the value of the Property is reduced by the effect of an Order;</li><li>3. any other costs and expenses You incur with the Insurer's written consent because of an Insured Risk.</li></ol>
<b>Significant and Unusual Exclusions or Conditions</b>	<ol style="list-style-type: none"><li>1. The Insurer can refuse to pay Loss or reduce any payment of Loss because:<ol style="list-style-type: none"><li>a. You confirmed a statement of fact to Us which You knew or could reasonably have been expected to know was not true; and/or</li><li>b. You make a claim knowing that it is false or fraudulent; and/or</li><li>c. You disclose that this policy exists to another person who is not a potential purchaser of the Property, their mortgage lender or the legal advisers of each.</li></ol></li><li>2. Additional exclusion(s) contained in the Insured Risk Appendix attached to this Policy.</li></ol>
<b>Cancellation Rights</b>	<p>You or Your Lender can cancel this Policy only by notifying the Administrator within 14 days of the Order Date by email <a href="mailto:cancellations@clsrs.co.uk">cancellations@clsrs.co.uk</a>.</p> <p>Rights are reserved on refunding any Premium if a claim has already been made on this Policy. If no claim has been made any Premium paid will be refunded, but a reasonable deduction may be made for administration costs. The policy will then be cancelled as from the Inception Date.</p> <p><b>If this Policy is cancelled, this may be a breach of conditions attached to Your mortgage or a condition in a contract of the sale of the Property.</b></p>
<b>Making a Claim</b>	<p>All communication by You or Your Lender relating to a claim or a possible claim must be notified to Us by email <a href="mailto:claims@clsrs.co.uk">claims@clsrs.co.uk</a> giving details of the Policy (name of the Insured, the Policy number and the Property address).</p> <p><b>Please read and be aware of the Claims Conditions in this Policy.</b></p>

## Initial Disclosure Document

### To the Intermediary

This document must be revealed to the ultimate policyholder (including any lender's interest) before the conclusion of the insurance contract.






If you are a Solicitor, Licensed Conveyancer or Legal Executive you should disclose this document to your client and/or their lender and/or the purchaser's legal representative for the benefit of their client and/or lender prior to the conclusion of the insurance contract.

### To the Policyholder





<b>Who are we?</b>	CLS Risk Solutions Limited is a specialist insurance intermediary, who arranges legal indemnity insurance. We can be contacted by email <a href="mailto:info@clsrs.co.uk">info@clsrs.co.uk</a> .
<b>Whose policies we offer?</b>	We offer a range of insurance products from a number of insurers all of whom are authorised and regulated to provide insurance in the United Kingdom by the FCA, and all of whom we are satisfied have satisfactory financial strength and credit ratings for the type of risk and level of cover we provide.
<b>What Services do we provide?</b>	We assume you are reading this because you have received professional advice that identified a need for the insurance policy requested. We are not permitted to provide advice on your requirement for the insurance policy, or recommend how you should proceed. You will need to make your own choice about how to proceed and we recommend that this is done with guidance from your professional advisor.
<b>Payment for our services</b>	CLS Risk Solutions Limited will not charge you a fee for arranging the insurance policy. Should you decide to proceed with purchasing the insurance policy you will be charged the premium that applies to the insurance policy you request. You may be charged an administration fee by the intermediary who arranges the policy for you. The intermediary will be responsible for disclosing the amount of their administration fee to you.
<b>Our regulatory status</b>	CLS Risk Solutions Limited is authorised and regulated by the Financial Conduct Authority. Our Reference number is 514681. Our permitted business is arranging non-investment insurance contracts. You can check this on the FCA Register by visiting their website <a href="http://www.fca.org.uk/register">www.fca.org.uk/register</a> or by contacting the FCA on 0800 111 6768.
<b>What the Financial Conduct Authority is</b>	The FCA is an independent body that regulates the financial service industry (including general sales and administration) in the UK. The FCA requires that we provide this document for your information. The FCA requires us to provide you with this document for your information. We recommend that you use the information provided in this document to help you decide if our services are right for you.
<b>What to do if you have a complaint</b>	<p>We aim to provide an excellent service. If You have any cause for complaint You should, in the first instance, contact the Administrator by email <a href="mailto:complaints@clsrs.co.uk">complaints@clsrs.co.uk</a>, by post CLS Risk Solutions Limited, or by telephone on 0203 409 9510. Please quote the details of the Policy (surname and initials, policy number and property address). If the matter is not resolved to Your satisfaction, please write to:</p> <p><b>The Complaints Manager AmTrust International Underwriters Designated Activity Company (DAC)</b> <a href="mailto:lynne.merriman@amtrustgroup.com">lynne.merriman@amtrustgroup.com</a>.</p> <p>If You are still dissatisfied then You may have a right to refer Your complaint to The Financial Ombudsman Service by email, <a href="mailto:complaint.info@financial-ombudsman.org.uk">complaint.info@financial-ombudsman.org.uk</a> by post, The Financial Ombudsman Service, Exchange Tower, London E14 9SR or by telephone 0800 023 4 567 Calls to this number are now free on mobile phones and landlines or, 0300 123 9 123 Calls to this number cost no more than calls to 01 and 02 numbers.</p> <p>The existence, and Your use of, this complaints process is without prejudice to Your other rights under this insurance and to Your rights in law.</p>
<b>The Financial Services Compensation Scheme (FSCS)</b>	<p>AmTrust International Underwriters Designated Activity Company (DAC) is covered by the Financial Services Compensation Scheme (FSCS). You may be entitled to compensation under FSCS if You are a "retail customer" as defined by the Financial Conduct Authority.</p> <p>Further details can be obtained from <a href="http://www.fscs.org.uk">www.fscs.org.uk</a> or by telephone on 020 7741 4100</p>

# Plansearch Plus

## Section 1: Residential Planning Applications

	<b>Alterations and Minor New Builds</b>	0 applications within 50m
	<b>New Build</b> up to 10 dwellings	4 applications within 250m
	<b>New Build</b> 10 to 50 dwellings	0 applications within 250m
	<b>Unclassified</b>	0 applications within 250m
	<b>New Build</b> over 50 dwellings	0 applications within 750m

## Section 1: Non-residential Planning Applications

	<b>Small</b>	1 application within 100m
	<b>Unclassified</b>	0 applications within 250m
	<b>Medium</b>	2 applications within 250m
	<b>Large</b>	2 applications within 750m

Land Use Designations

**See Section 2**

Your Neighbourhood

**See Section 3**

The report is issued for the property described as:

**24a  
Langham Crescent  
BILLERICAY  
Essex  
CM12 9RB**

Report Reference:  
**175185230\_2\_1**

National Grid Reference:  
**567990 193420**

Customer Reference:  
**RC2/ROG809.1\_PSP**

Report Date:  
**31 July 2018**

## CONTACT DETAILS

If you require assistance please contact our customer services team on:

**0844 844 9966**

or by email at:  
[helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

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Alterations and Minor New Builds	None Found
----------------------------------	------------

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--------------------------------	----

New Build (10-50 dwellings)	None Found
-----------------------------	------------

New Build (unclassified)	None Found
--------------------------	------------

### Section 1c - Non-residential Planning Applications

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----------------	----

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-------	----

Unclassified	None Found
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--------	----

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### Section 2a - Housing and Community

Section 2a Map	None Found
----------------	------------

Housing and Communities	None Found
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### Section 2b - Business and Economy

Business and Economy Map	None Found
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Business and Economy	None Found
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### Section 2c - Resources and Waste

Resources and Waste Map	None Found
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Minerals and Waste	None Found
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### Section 2d - Transport Infrastructure

Transport Infrastructure Map	None Found
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Transport and Infrastructure	None Found
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Section 2f Map	None Found
----------------	------------

Other Sites	None Found
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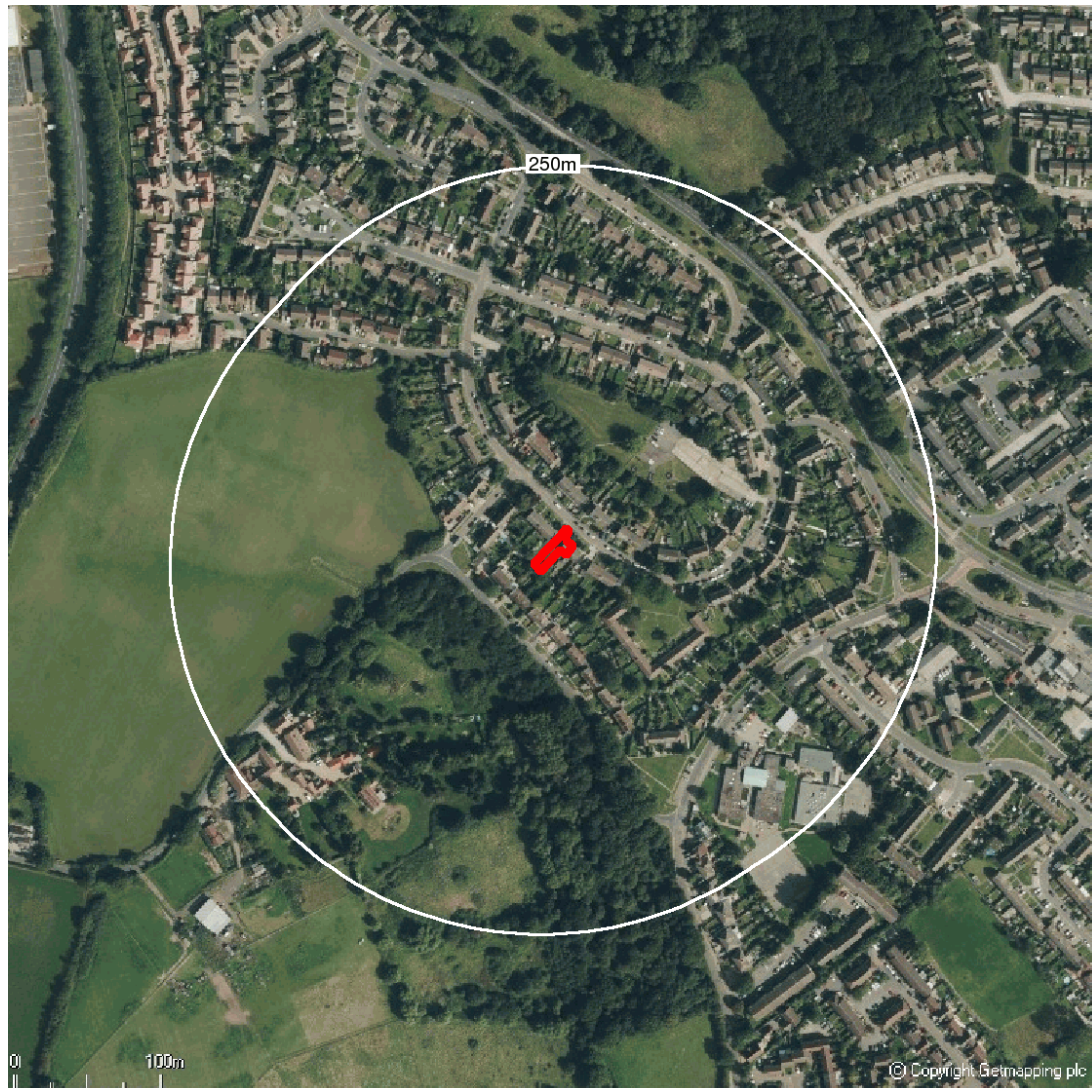


# Site Location



## Aerial Photograph

The photograph below shows the location of this report.





### Understanding This Section

Development in the UK is controlled by the government's planning legislation, which is regulated and enforced by your local authority planning department. In Section 1 of this report, we have included planning applications submitted within the last 7 years in your local area to inform you of current or future developments that could influence your enjoyment and use of the property. This report is an overview of the area, and you should further investigate any applications that could affect you.

### Interpreting the Planning Application Table

1	2	3	4	5	6
ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	7	8	9	10	
		11			
		12			

1 The ID number shows the application on the map.

2 This is the application number and should be quoted when contacting your local planning department. If this shows 'Potential Development' instead it is indicating a tender or contract. This records potential development that has not yet resulted in, or required, a planning application.

3 This gives you a bearing to find the application on the map quickly.

4 This shows how confidently we have been able to plot the location on a map using the application details. 'Good' means the application has sufficient detail to identify the exact site of the application. 'Fair' means we have been able to identify an adjacent site e.g. the application address may be 'Land adjacent to No.1'. 'Approx' means the address details only identify the road of the application. 'Wider Area' means only the general vicinity of the site can be identified. 'Multiple Sites' refers to development on more than one site.

5 This is an indication of the development size.

6 This is the contact reference of the local authority. See Next Steps.

7 This is the address of proposed development.

8 This indicates the intended use of the property. A list of all 'Use Classes' can be found to the rear of section 1. Note that 'Sui Generis' refers to 'Other Uses', i.e. applications where no use class can be defined.

9 This is the date the application was submitted to the local authority. Records may take around 6 weeks from this date to appear in the report.

10 This indicates the type of work associated with the application, for example 'New Build', 'Refurbishment or Repair' or 'Demolition' etc.

11 This is the last known decision as made by the planning authority.

12 This provides a description of any extra information about the planning application.

Applications are often submitted with imprecise or incomplete address details and because of this the locations we use may not always represent a development site's full extent. We endeavour to position applications in the most appropriate location we can, using the address details available to us. If nearby development is likely to significantly influence your choice to purchase the property we would recommend you use this report as a starting point for more extensive investigations.

### Next Steps

If you would like further information about a particular planning application please contact the relevant planning authority and quote the application reference. Alternatively you can search for the application within the local authority's online planning database. The authority's details can be found by cross referencing the Contact ID in the application details with the 'Useful Contacts' section at the back of the report.

For help with the report contact our Customer Services Team on 0844 844 9966 or email [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)



### Useful Information

A planning permission is an approval from your local authority allowing you to carry out some form of development or change to property or land. You apply to your local authority to obtain this permission.

#### Is Planning Permission needed?

Most changes will require planning permission from your local authority but some forms of development may fall within 'permitted development rights' and not require planning permission. The types of development allowed under these rights can depend on your local authority and additional factors such as whether the property is in a conservation area or national park. Common types of permitted development are small alterations and minor extensions to residential dwellings. Information about the types of development allowed under your permitted development rights is available from the Planning Portal (details below) or from your local planning authority (see the Contacts page).

If you are considering any development it is advisable to contact your local planning authority to check if planning permission is required for the intended works. Your local planning authority may also have a useful duty planner service or provide pre-application advice, although there could be a charge for this.

#### Applying for Permission

If planning permission is required an application is made to the local planning authority. The type of application and supporting information required will depend on the scale of works proposed.

Once an application has been made the local authority may notify relevant parties, such as immediate neighbours, and the application may be advertised locally for a consultation period. Public comments can then be made on the application for consideration by the local planning authority.

#### Planning Decisions

A planning officer will consider the application and any supporting information and make a recommendation for approval or refusal. Depending on the type of application the final decision may be made by the officer through 'delegated powers', or the information could be passed to a planning committee.

The local authority will explain the reasons for refusing any applications. The applicant could then choose to re-submit the application with amendments. The result can also be appealed through the planning inspectorate, however this can be a complicated and costly procedure and would not normally be undertaken without obtaining further professional guidance. Consequently, where an application is listed in this report as refused it may later be granted on appeal. Therefore if an application within this report concerns you we would strongly advise you to find out more from your local planning authority.

Planning applications are usually decided within 8 weeks of the application date, although this can be extended to 13 weeks where the application is large or complex. Unless acted upon a planning permission will lapse after either 3 or 5 years, depending on whether it is an 'outline' or 'full' (sometimes called 'detail') application.

#### Helpful Resources

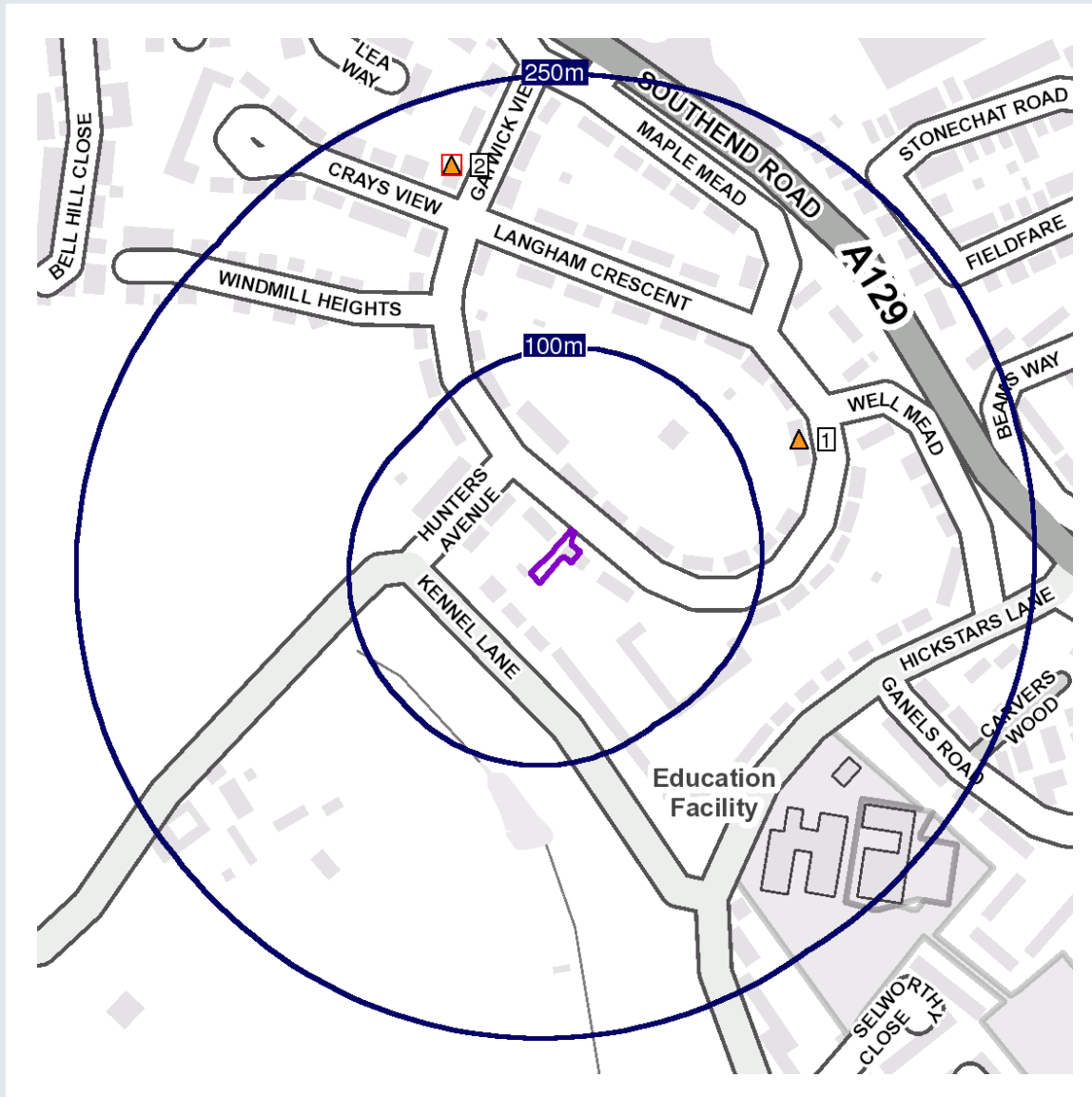
<http://www.planningportal.gov.uk> - The Planning Portal is the governmental planning information website. You can access guides about the planning system and also submit applications through this website.





### Section 1a : Planning Applications Map

The map below shows the location of alterations, new build developments up to 50 dwellings and unclassified applications. Details of these applications are listed in the tables that follow.



Contains Ordnance Survey data © Crown copyright and database rights 2018

- |  |                           |  |                                            |
|--|---------------------------|--|--------------------------------------------|
|  | Property                  |  | Residential Alterations                    |
|  | Search Radii              |  | Residential New Build (up to 10 dwellings) |
|  | Map ID                    |  | Residential New Build (10 to 50 dwellings) |
|  | Multiple Features Present |  | Residential Unclassified                   |



### New Build Developments (up to 10 Dwellings within 250m)

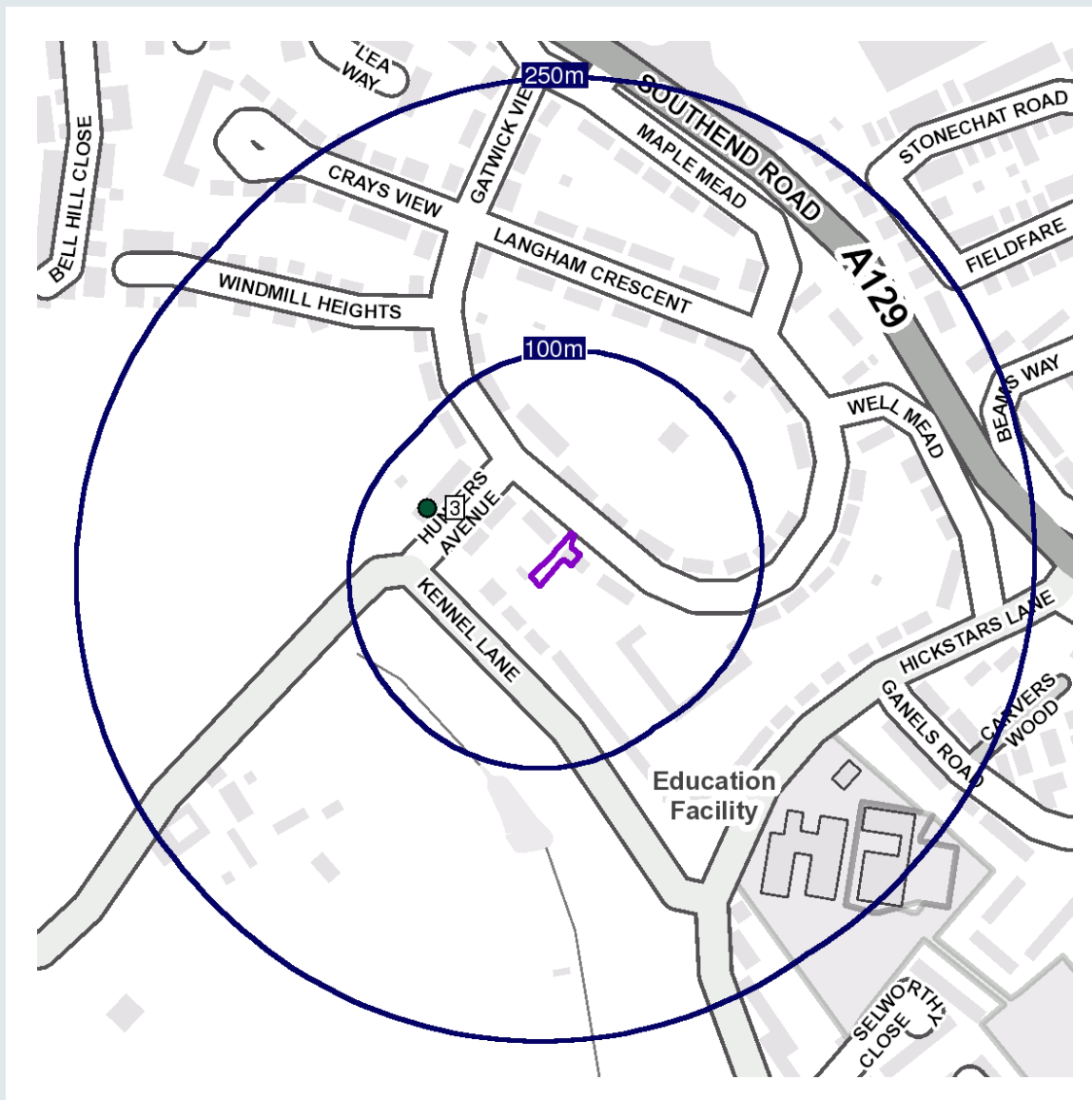
The table below shows applications for new residential developments up to 10 dwellings, recorded within a single application.

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Submission Date	Type	
	Decision				
	Description				
1	<b>12/00386/FULL</b>	133m NE	Good	Not Supplied	1
	53 Langham Crescent Billericay Essex, CM12 9RE	C3	26th April 2012	Extension	
	Application granted				
	Conversion of house to 2 No. one-bedroom flats with a two storey side and rear extension to create to additional 2 No. one-bedroom flats.				
2	<b>17/00961/FULL</b>	210m N	Good	Not Supplied	1
	8 Gatwick View Billericay Essex, CM12 9QU	C3	27th July 2017	Extension	
	Detail application refused				
	Two storey side extension and alterations to existing semi-detached house to facilitate the creation of 2no. x 2 bed & 2no. x 1 bed flats.				
2	<b>18/00011/FULL</b>	210m N	Good	Not Supplied	1
	8 Gatwick View Billericay Essex, CM12 9QU	C3	9th January 2018	New Build	
	Detail application refused				
	Erect part single and two storey rear extension and two storey side extension, alter elevations and convert dwellinghouse into four self-contained flats, extend vehicular crossover onto Gatwick View and lay out car parking spaces (Revised scheme)				
2	<b>18/00931/FULL</b>	210m N	Good	Not Supplied	1
	8 Gatwick View Billericay Essex, CM12 9QU	C3	2nd July 2018	New Build	
	Detail application submitted				
	Conversion and extension to existing dwelling house to create two flats together with a two storey extension to facilitate the creation of an additional two flats.				



## Section 1c : Planning Applications Map

The map below shows the location of small and unclassified non-residential planning applications within 100m of the property. Details of these applications are listed in the tables that follow.



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Property



Search Radii



Map ID



### Multiple Features Present



Non-residential Small



Non-residential Unclassified



### Small Non-residential Developments (within 100m)

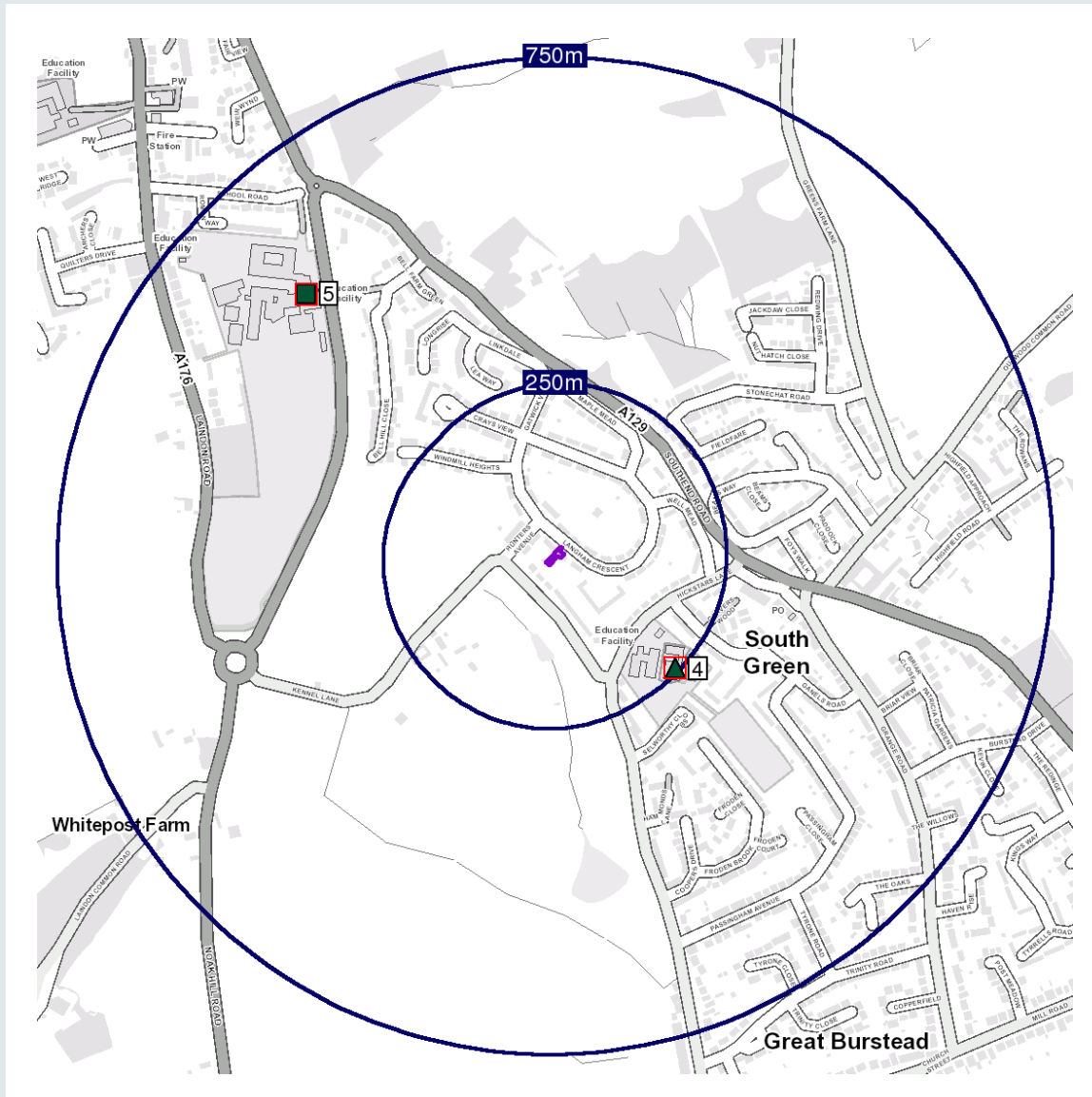
The records below relate to small non-residential applications for example, alterations, small offices and shops. These applications generally have a total floor area of less than 250m<sup>2</sup>. Minor non-residential applications, such as signs and flagpoles, are also shown if within 50m.

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Submission Date	Type	
		Decision			
		Description			
3	11/01167/TEL	69m W	Fair	Not Supplied	1
	Land Adjacent To No.1 Hunters Avenue Kennel Lane, Billericay Essex, CM11	Sui Generis	4th November 2011	New Build	
		Application submitted (decision unknown)			
		The installation of a 15m monopole structure with headframe and antennae and equipment cabin			



### Section 1d : Planning Applications Map

The map below shows the location of medium non-residential planning applications within 250m and large non-residential planning applications within 750m of the property. Details of these applications are listed in the tables that follow.



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- |  |                           |  |                        |
|--|---------------------------|--|------------------------|
|  | Property                  |  | Non-residential Medium |
|  | Search Radii              |  | Non-residential Large  |
|  | Map ID                    |  |                        |
|  | Multiple Features Present |  |                        |



### Medium Non-residential Developments (within 250m)

The records below relate to medium non-residential applications for example, offices, retail units and leisure facilities. These applications generally have a total floor area between 250m<sup>2</sup> and 1500m<sup>2</sup>.

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Submission Date	Type	
	Decision				
	Description				
4	<b>18/00470/FULL</b>	218m SE	Good	Not Supplied	1
	South Green County Junior School	D1	9th April 2018	Alteration or Conversion	
	Hickstars Lane, Billericay	Detail application granted			
	Essex, CM12 9RJ	Proposed construction of a single storey outbuilding			
4	<b>13/00754/CC</b>	247m SE	Good	12285m <sup>2</sup>	1
	Ganels Road	D1	30th July 2013	New Build	
	Billericay	Application granted			
	Essex, CM11 2TG	Erection and use of a new permanent modular nursery building to replace existing Nursery unit that has become un-economic to repair. To include the demolition of the existing Nursery unit; creation of a new play area in the position of the old Nursery unit; extension of the existing car park.			



### Large Non-residential Developments (within 750m)

The records below relate to large non-residential applications for example, schools, large offices and retail developments. These applications generally have a total floor area of over 1500m<sup>2</sup>.

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact	
	Address	Use Class	Submission Date	Type		
		Decision				
		Description				
5	11/00401/FULL	551m NW	Good	83700m²	1	
	School Road Billericay Essex, CM12 9LH	D1	31st March 2013	Extension		
		Unknown				
		Billericay School - Music Teaching Block				
5	15/00194/FULL	551m NW	Good	88000m²	1	
	School Road BILLERICAY Essex, CM12 9LH	D1	9th March 2015	New Build		
		Application refused				
		New tarmac hard standing to form new pupil playground space and double up as an over-spill car park for approximately 50 no. cars.				



### Use Class Table

The following table shows the Use Class codes used in Section 1: Planning Applications.

Use Class	Category Description	Notes
A1	Shops	General Retail
A2	Financial and Professional Services	e.g. banks, estate agents etc.
A3	Restaurants and Cafes	
A4	Drinking Establishments	Pubs/wine bars (not nightclubs)
A5	Hot Food Takeaways	
B1	Business	Offices etc. (not those that fall within A2 e.g. Estate Agents)
B2	General Industry	
B8	Storage or Distribution	Warehouses etc.
C1	Hotels	
C2	Residential Institutions	Hospitals, nursing homes, boarding schools
C2(a)	Secure Residential Institutions	Prisons, young offenders institutes etc.
C3	Dwelling Houses	
C4	Houses in Multiple Occupation	Small shared houses occupied by between 3 and 6 unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom
D1	Non Residential Institutions	Schools, museums, libraries etc.
D2	Assembly and Leisure	Cinemas, music and concert halls, swimming pools etc.
Sui Generis		Anything not falling into the above, e.g. petrol stations, nightclubs, taxi business, amusements etc.





### Understanding This Section

Each local authority will produce a series of development plans which outline the desired approach to land use and development for the area. These plans provide an indication of what types of development the local authority might encourage or restrict in the future. In Section 2 we have considered the maps included in development plans and summarised the key designations that apply to your area. You should consider how these could affect you and your property.

#### Section Overview

We have organised the designations and any related policies into key themes. Each section will show the areas designated on mapping within the development plan and provide details of the document and policy that can be researched for further details.

Some of the information we gather is not mapped as the quality or scale of the source mapping means we are unable to accurately plot these features. These are usually area wide policies or sites captured from general indicative diagrams. These will be shown in the tables as 'Not Mapped', however we will provide as much information as we can gather.

Some designations may be captured from the mapping within development plans and not have an associated policy. These will be shown with 'No Associated Policy'. We provide as much information as we can gather from the mapping.



#### Section 2a: Housing and Community

For example, policies relating to Housing, Recreation and Education.



#### Section 2b: Business and Economy

For example, policies relating to Industry, Tourism and Retail.



#### Section 2c: Resources and Waste

For example, policies relating to Water, Energy and Minerals.



#### Section 2d: Transport Infrastructure

For example, policies relating to Roads, Rail and Public Transport



#### Section 2e: Heritage and Open Environment

For example, policies relating to Green Belt, Conservation and Historic Sites.



#### Section 2f: Other Sites

For example, policies relating to Mixed Usage Sites and Military Installations.

#### Next Steps

You can find further information about a policy or designation within the associated development plan. The 'Summary of Development Plans in Your Area' page will help you find the document you need.

Each section will provide details of the relevant document, policy (if applicable) and map the information was captured from. The policy number will confirm where in the local authority document further detailed information is available. If, following this, you would like further clarification please contact the relevant authority.

For help with the report contact our Customer Services team on 0844 844 9966 or email [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)



### Useful Information

#### What are Development Plans?

As well as managing development in your local area through the planning application system, your local authority will produce development plans. These will outline the desired approach to land use and development in the area. The plans will aim to address a wide range of environmental, economic and social needs with the overall aim of sustainable development.

Planning application decisions have to be made in accordance with the policies of the development plan, so these documents are important as they indicate what forms of development might be approved nearby in the years to come.

National guidelines are individually published by the English, Welsh and Scottish governments. These documents outline the government's view on development and planning policy. They will also provide the framework and requirements local authorities will consider to produce the policies for their area.

National legislation is important as this provides the overall strategy for development. Where a local authority local plan is judged to be out-of-date or insufficient national policy may supersede it, or be a material consideration for any application.

#### What are Local Plans and Local Development Frameworks?

Local authorities will publish policies and proposals in their development plans.

Older development plans are often known as a Local Plan or Unitary Development Plan (UDP). More recently, after a change in planning legislation in 2004, English authorities started to produce their plans as a series of documents referred to as the Local Development Framework (LDF). An LDF will consist of a series of statutory documents, such as a Core Strategy and Proposals Map. A local authority may also produce a series of non-statutory supplementary planning documents (SPD's) that will provide guidance on specific development topics.

This series of documents may be produced gradually and while new documents are being drafted and approved some policies may be 'saved' from an earlier development plan. These will then be replaced as newer emerging documents are adopted. This means that in some areas older development plans may still be considered relevant alongside newer documents.

In Scotland and Wales Local Development Plans (LDP's) are gradually replacing any older Local Plans and UDP's.

As national legislation changes, local planning authorities may change their approach to creating development plans. For example, the introduction of the 'National Planning Policy Framework' (NPPF) in 2012 has meant that development plans in England are starting to be referred to as Local Plans again, and local authorities are being encouraged to only produce additional supplementary documents where absolutely required.

#### Neighbourhood Planning

In England, local communities are now being given an opportunity to shape and inform development plans for their area. Parish councils, town councils, or neighbourhood forums can develop a 'Neighbourhood Plan' to outline the community's aspirations. If approved these neighbourhood plans will then form part of the framework for the area and will be considered by the local planning authority for future planning decisions. There is currently no formal equivalent in Scotland and Wales, but local communities are encouraged to participate in discussions concerning local service delivery.

If you are interested in Neighbourhood Plans in your area we recommend you contact your local authority for more information.



### Summary of Development Plans in Your Area

This section provides an overview of the development plan documents that are relevant to your area. It will clarify which documents we have considered to produce the report. This section will also list any additional documents we have not considered; you may wish to investigate these independently.

#### Which Development Plans have we searched?

This report will provide details of development plans published by Local Authorities. We capture plans at 'deposit' stage (when a draft plan is submitted for approval) and again when formally adopted. The following documents within the surrounding area have been captured by us.

Plan Name	Local Authority	Plan Status	Date
Basildon District Replacement Local Plan	Basildon District Council	Revised Deposit	31st July 2005
Basildon District Local Plan	Basildon District Council	Adopted	25th March 1998

We will report information taken from maps within these documents if policies and designations are found within the search distances we have used for each section.

Each development plan will also contain detailed explanations of various policies and proposals for the area, some of which are likely to be unmapped and so will not be included in this report.

#### Other Documents in your Area

Alongside the main development plans we summarise there can be other documents that have been published that may also be relevant to your area. This may also include plans that are still being prepared, or that have very recently been published, and therefore have not yet been considered by us.

If a document appears on this list it does not necessarily mean that your property is directly affected by the plan, but that your property is considered to be within the area the document covers. These could be documents such as area wide strategic plans or guidance statements. You may wish to research these documents independently.

Plan Name	Local Authority	Plan Status	Adopted Date
Essex Minerals & Waste Statement of Community Involvement	Essex County Council	Adopted	2015
Community Infrastructure Levy (CIL)	Basildon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Hovefields and Honiley	Basildon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Bowers Gifford and North Benfleet	Basildon District Council	Under Preparation	2016
Essex : South Essex Joint Strategic Framework	Essex County Council	Preparation Planned	Not Supplied
Basildon : South Essex Joint Strategic Plan	Basildon District Council	Preparation Planned	Not Supplied
Essex Replacement Minerals Local Plan	Essex County Council	Adopted	2014
Basildon District Local Plan, Alteration	Basildon District Council	Adopted	1999
Essex and Southend-On-Sea Replacement Structure Plan 2001 - 2011	Essex County Council	Adopted	2001
Essex Minerals & Waste Development Scheme	Essex County Council	Adopted	2016
Essex and Southend-On-Sea Replacement Waste Local Plan	Essex County Council	Adopted	2017

Plan Name	Local Authority	Plan Status	Adopted Date
Basildon Local Development Scheme	Basildon District Council	Approved	2017
Basildon - Local Plan	Basildon District Council	Under Preparation	Not Supplied
East Of England Regional Waste Management Strategy	East of England Regional Assembly, Planning	Approved	2003
Basildon Statement of Community Involvement	Basildon District Council	Adopted	2016

### Where can you find these plans?

A local authority will usually publish development plans on their website. The planning policy sections of the relevant local authority websites are listed below. If a plan is not available here you may be able to obtain a copy by contacting the relevant local authority.

Local Authority	Planning Policy Website
Basildon District Council	<a href="http://www.basildon.gov.uk/planningpolicy">http://www.basildon.gov.uk/planningpolicy</a>
East of England Regional Assembly, Planning	Not Supplied
Ministry of Housing, Communities and Local Government	Not Supplied
Environment Agency, Head Office	Not Supplied



## Section 2e: Heritage and Open Environment Map

The map below shows policies and designations relating to Heritage and the Open environment in your local area. Further information is provided in the tables that follow.



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	Property		Recent Plans
	Search Radii		Older Plans
	Map ID		
	Multiple Features Present		



### Section 2e: Heritage and Open Environment

The tables below provide information about the policies and designations within your area that relate to Heritage and the Open environment. For example, this could include conservation areas, the Green Belt and Areas of Outstanding Natural Beauty (AONB's). Specially designated heritage areas, or areas with heritage policies, can sometimes have associated development restrictions or conditions. There can also be restrictions to development if you live near a site with an environmental designation. These restrictions can be of value to residents as they often aim to enhance and preserve the character of the area. However, if you are planning to alter or develop your property in the future it would be prudent to check any impacts.

#### Older Plans

The following documents are plans that were published prior to 2004, or were prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations from within the below plans may be 'saved' and still relevant. From these plans, we have found the following designations in your area.

Plan	Basildon District Local Plan (25th March 1998) Adopted		
ID	Description	Policy Detail	Source Map
6	Green Belt	BE19: Advertisement	Proposals Map
6	Green Belt	GB1: The Definition Of The Green Belt	Proposals Map
6	Green Belt	GB2: Development In The Green Belt	Proposals Map
6	Green Belt	GB3: Replacement Dwellings In The Green Belt	Proposals Map
6	Green Belt	GB4: Extensions To Dwellings In The Green Belt	Proposals Map
6	Green Belt	GB5: Definition Of A Dwelling	Proposals Map
6	Green Belt	GB6: Agricultural Workers Dwellings	Proposals Map
6	Green Belt	GB7: Re-Use Of Buildings In The Green Belt	Proposals Map
6	Green Belt	R12: Public Rights Of Way And Access To The Countryside	Proposals Map
6	Green Belt	R13: Golf Courses	Proposals Map
6	Green Belt	R14: Golf Courses	Proposals Map
6	Green Belt	R15: Golf Courses	Proposals Map
6	Green Belt	R16: Noisy And Disturbing Sports	Proposals Map
6	Green Belt	S10: Travelling Showpeople	Proposals Map
6	Green Belt	S7: Gypsies	Proposals Map
6	Green Belt	SH9: Temporary Retail Uses	Proposals Map
7	Country Parks	C2: Country Parks	Proposals Map
7	Country Parks	R5: Proposed Open Space	Proposals Map

ID	Description	Policy Detail	Source Map
8, 11, 13	Existing Open Space (Less than 0.4 Hectare)	R1: Open Space	Proposals Map
9, 12, 14	Existing Open Space (Greater than 0.4 Hectare)	R1: Open Space	Proposals Map
10	Site of Importance to Nature Conservation	C1: Protected Areas	Proposals Map





### Understanding This Section

In this section we have summarised some information about the local area to give you an overview of your neighbourhood. This includes information about the type of housing and people you might find in your vicinity. We also provide information about the key services and facilities nearby that may be useful to you when you move into your new home.

#### Section Overview



##### Section 3a: Rights of Way

The Ordnance Survey map in this section shows rights of way in your area. A 'right of way' is the legal right to use a specified route through grounds, or across property, that belongs to someone else.



##### Section 3b: Housing

This section provides general information about the ownership, type and average prices of property in your neighbourhood. This section will also show the Council Tax bands for your area.



##### Section 3c: Population

This section shows the age, education and occupation profiles of people within your local community.



##### Section 3d: Education

This section identifies educational establishments in your area. A map will show the school locations and further details are included in tables that follow.



##### Section 3e: Amenities

This section identifies the nearest useful facilities and services in your neighbourhood. This includes a wide range of amenities from doctors to supermarkets.

#### Next Steps

For further information you can visit the web links provided throughout this section. For help with the report contact our customer service team on 0844 844 9966 or [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)



## Section 3a: Rights of Way Map

The map below shows the existing public footpaths, bridleways and byways identified on Ordnance Survey 1:25000 mapping.



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**Public Rights of way**  
(Rights of way are not shown on maps of Scotland)

--- Footpath    +++ Byway open to all traffic  
- - - Bridleway    + + + Road used as a public path

The representation on this map of any other road, track or path is no evidence of the existence of a right of way. Full list of symbols is shown in the User Guide.

**Other Public Access**

• • • Other routes with public access

The exact nature of the rights on these routes and the existence of any restrictions may be checked with the local highway authority. Alignments are based on the best information available.

◆ National trail or Recreational path  
- - - Permitted Bridleway  
- - - Permitted Footpath

Paths and bridleways along which landowners have permitted public use but which are not rights of way. The agreements may be withdrawn.

U U Permitted Bridleway coincident with a right of way.  
• • Selected cycle route off and on road.



## Section 3b: Housing

The information below provides an overview of housing statistics for the nearby area.

### Council Tax

The table below shows you the Council Tax Bands for your Local Authority. You can visit [www.voa.gov.uk](http://www.voa.gov.uk) to establish the council tax band of your property.

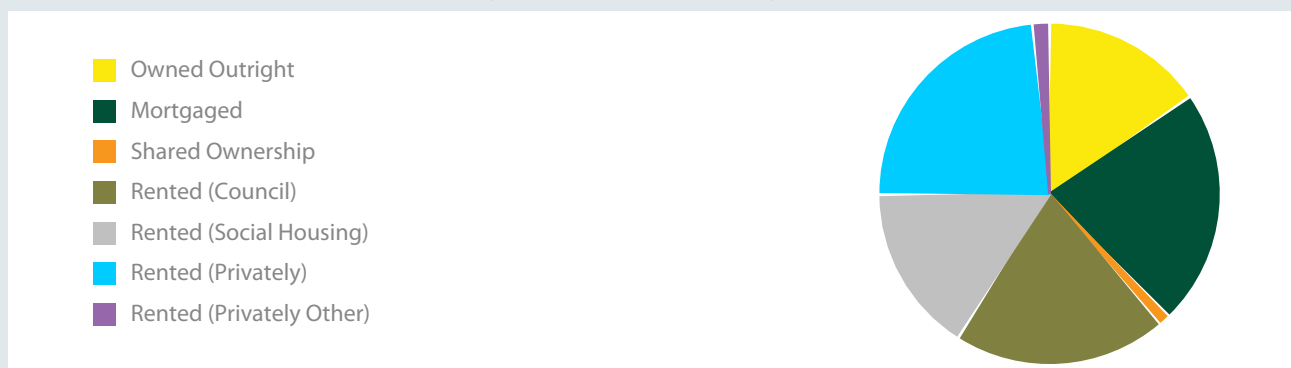
Local Authority: Basildon District Council

Tax Band	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Local Cost	£1159	£1353	£1546	£1739	£2125	£2512	£2898	£3478

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### Housing Market

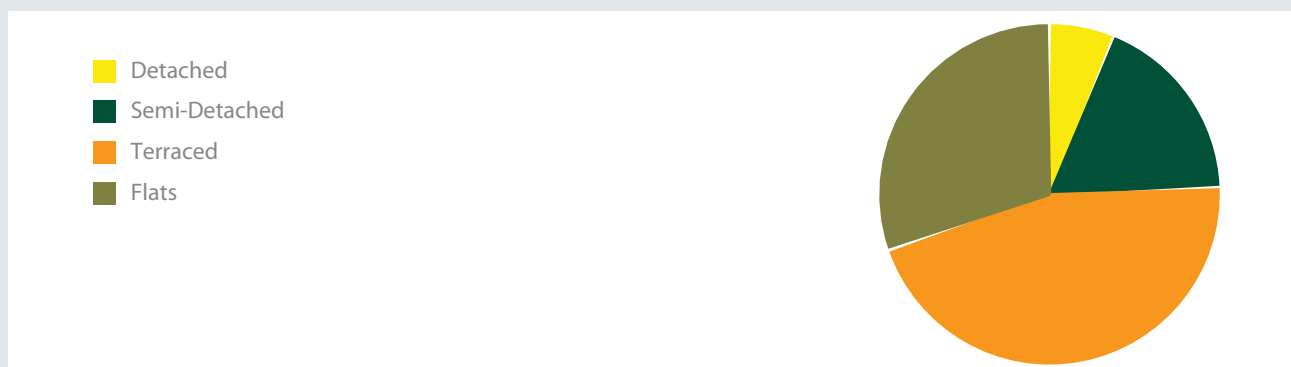
The pie chart below provides an indication of the types of home ownership likely in CM12 9RB.



© CallCredit Marketing Limited

### Housing Type

The pie chart below provides an indication of the types of housing likely in CM12 9RB.



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### Average Property Price

The average property price in CM12 9RB is :

**£178705 - £195510**

The average price bands are calculated by EuroDirect using the latest available data from Her Majesty's Land Registry. They represent a snapshot in time as at the most recent date. Please note, where a postcode comprises less than 16 addresses the information is derived from the wider postcode sector.



## Section 3c: Population

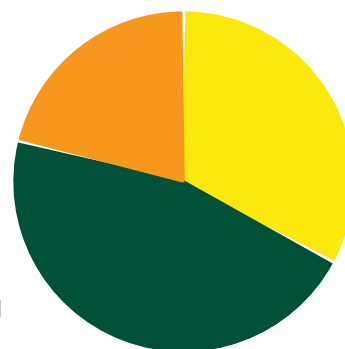
The information below provides an overview of the local community.

### Qualifications

The pie chart below shows the level of qualification attained by people in your area.

- No Qualifications
- Lower level Qualifications
- Higher Level Qualifications

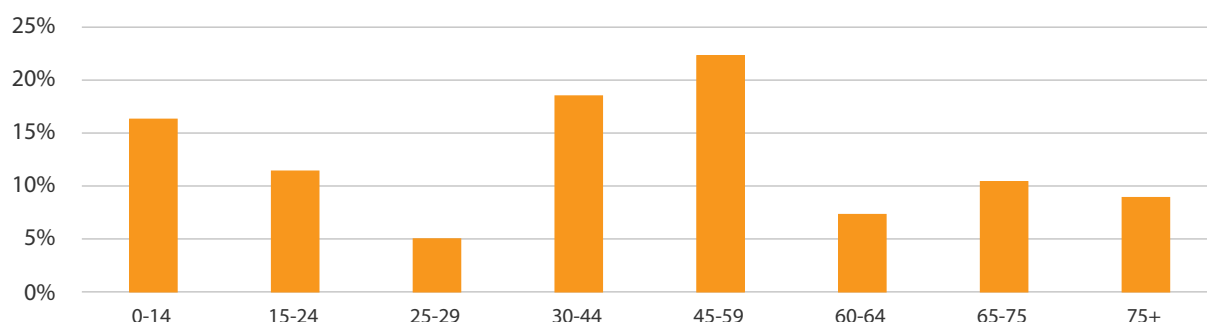
No Qualifications includes people with an education level below GCSE  
 Lower Level Qualifications includes people educated to at least a GCSE level  
 Higher Level Qualifications defines people educated to at least a University level



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### Age

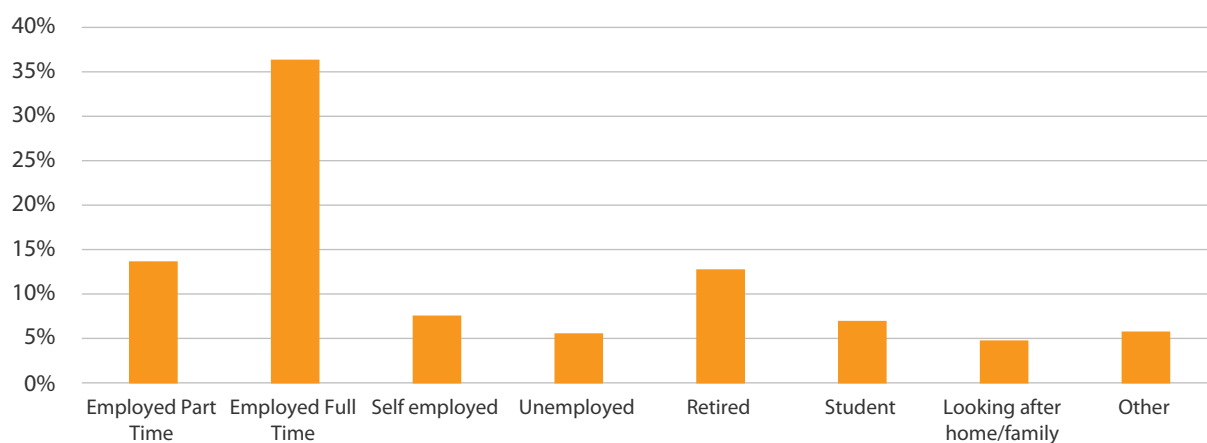
The graph below provides an indication of the age profile likely in CM12 9RB.



© CallCredit Marketing Limited

### Occupation

The graph below provides an indication of the occupation profile likely in CM12 9RB.

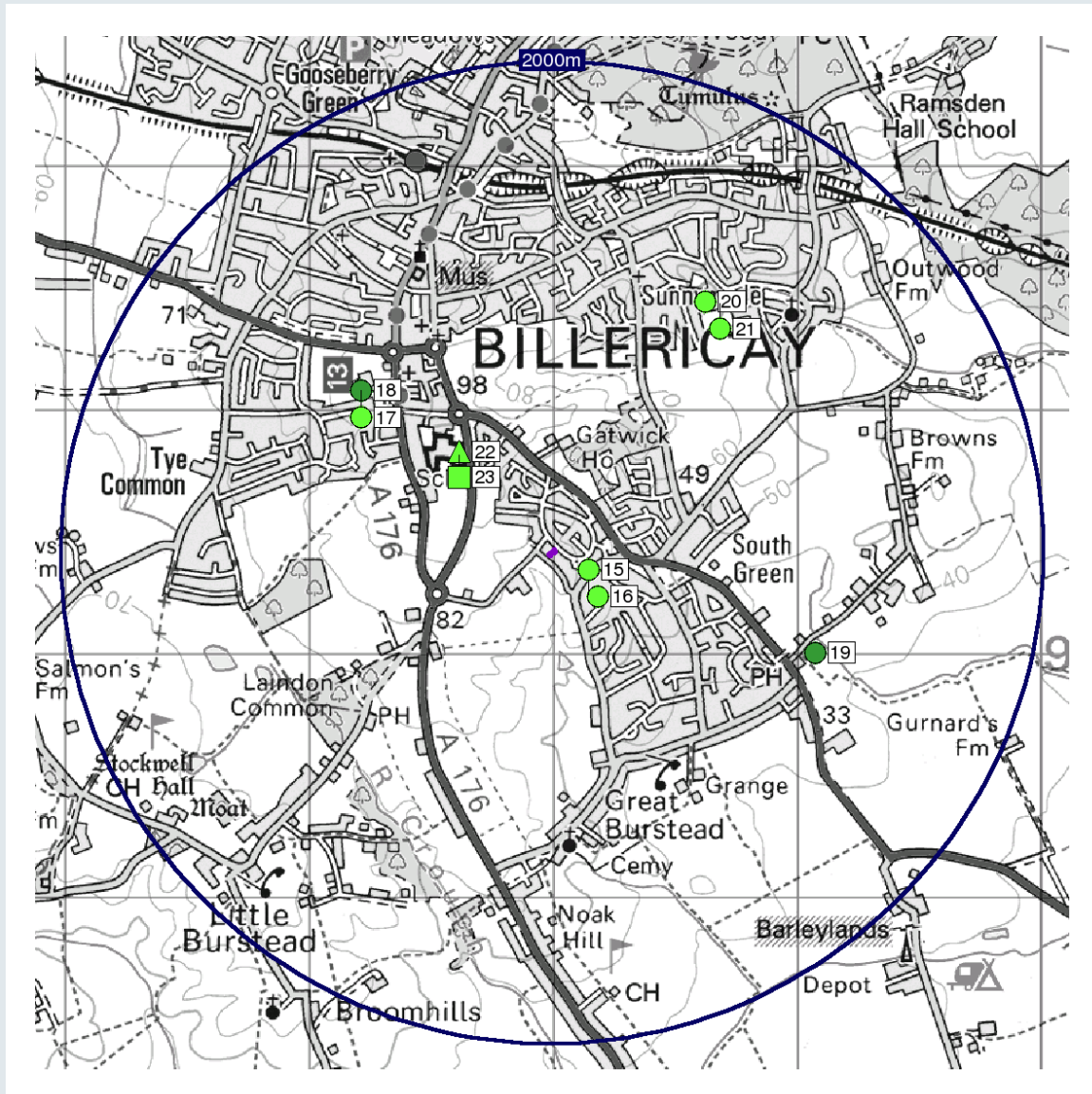


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## Section 3d: Education Map

The map below shows schools up to 2 km from the property. Details of the schools are listed in the tables that follow.



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	Property		Primary Education		Outstanding
	Search Radius		Secondary Education		Good
	Map ID		Further Education		Requires Improvement
			Other Schools/ Education Centres		Inadequate
					Not Available



## Section 3d: Education

The table below provides further details of schools within 2 km of the property.

### Primary Education

ID	Name and Address	School Type	Inspection Result
15	South Green Junior School, CM12 9RJ	Not Applicable	Good
16	South Green Infant School, CM11 2TG	Not Applicable	Good
17	Quilters Infant School, CM12 9LD	Not Applicable	Good
18	Quilters Junior School, CM12 9LD	Not Applicable	Outstanding
19	St Peter's Catholic Primary School, CM11 2UB	Voluntary aided school	Outstanding
20	Sunnymede Junior School, CM11 2HL	Not Applicable	Good
21	Sunnymede Infant School, CM11 2HQ	Not Applicable	Good

### Secondary Education

ID	Name and Address	School Type	Inspection Result
22	The Billericay School, CM12 9LH	Academy - Converter Mainstream	Good

### Further Education

ID	Name and Address	School Type	Inspection Result
23	The Billericay School, CM12 9LH	Academy - Converter Mainstream	Good

### Other Schools and Education Centres

No schools found

The school admission process can vary depending on the individual school or Local Authority. For general information about selecting and applying for school places please visit [www.gov.uk/schools-admissions](http://www.gov.uk/schools-admissions). Your local council will also be able to provide further advice about the process in your area.

We do not currently hold inspection results for establishments in Scotland, but these are available at [www.educationscotland.gov.uk](http://www.educationscotland.gov.uk).

Most schools are only inspected every few years. If you would like to investigate ratings and read the full inspection reports these are available at [www.ofsted.gov.uk](http://www.ofsted.gov.uk) (England), [www.estyn.gov.uk](http://www.estyn.gov.uk) (Wales) or [www.educationscotland.gov.uk](http://www.educationscotland.gov.uk) (Scotland).





### Section 3e: Amenities

This section provides the location of key facilities near to your property.

#### Where Is The Nearest...?

Post Box	Letter Box - Langham Crescent, CM12	166m N
Post Office	Post Office (South Green) - South Green Post Office 10, Grange Road, Billericay, CM11 2RB	365m E
Hospital	Mayflower Community Hospital - Blunts Wall Road, Billericay, CM12 9SA	1.6km NW
Cash Machine	Cash Machine (Cardtronics) - 12, Grange Road, Billericay, CM11 2RB	369m E
Convenience Store	South Green Post Office - 10a, Grange Road, Billericay, CM11 2RB	365m E
PayPoint	Martin's - 12, Grange Road, Billericay, CM11 2RB	369m E
Library	Billericay Library - 143, High Street, Billericay, CM12 9AB	1.1km NW
Cinema	Cineworld - Festival Leisure Park, Basildon, SS14 3WB	4.1km SE
Recycling Centre	Recycling Centre - The Hill Way, CM4	6.3km NW
Petrol Station	Billericay Fuel Express Automat - Southend Road, Billericay, CM11 2PL	506m E
Bus Stop	Bus Stop (Ganels Road) - CM12	168m SE
Railway Station	Billericay Rail Station - CM12	1.6km N

#### Facilities In The Local Area

The tables below show useful facilities within 5km of your property. Up to 3 features will be listed for each category.

#### Healthcare

##### Doctors

Name	Address
South Green Surgery	14-18, Grange Road, Billericay, CM11 2RE
The Oakdin Surgery	58, Laindon Road, Billericay, CM12 9LD
Chapel Street Surgery	93, Chapel Street, Billericay, CM12 9LR

##### Dentists

Name	Address
Grange Green Dental Practice	42, Grange Road, Billericay, CM11 2RG
Reginald O'Neill Dental Care	105, Chapel Street, Billericay, CM12 9LR
Billericay Dental Care	The Stable Crown Yard, High Street, Billericay, CM12 9BX

##### Chemists

Name	Address
Day Lewis Pharmacy	6, Grange Road, Billericay, CM11 2RB
Lloyds Pharmacy	111, High Street, Billericay, CM12 9AJ
Boots	64-66, High Street, Billericay, CM12 9BS

##### Veterinary Clinics

Name	Address
Summerdale Veterinary Centre	52, Western Road, Billericay, CM12 9DX
Best Friends Veterinary Group	5, The Pantiles, Billericay, CM12 0UA
House & Jackson	122, Stock Road, Billericay, CM12 0RT



### Eating and Drinking

#### Restaurants

Name	Address
Grahams at the Duke of York	Southend Road, Billericay, CM11 2PR
Reids	66, Laindon Road, Billericay, CM12 9LD
La Toscana	104, High Street, Billericay, CM12 9BY

#### Pubs Bars and Inns

Name	Address
The Dukes Head	Laindon Common Road, Little Burstead, Billericay, CM12 9TA
The King's Head	Southend Road, Billericay, CM11 2PS
Coach & Horses	36, Chapel Street, Billericay, CM12 9LU

#### Cafés and Snack Bars

Name	Address
Caffe & Cream	134, High Street, Billericay, CM12 9DF
The Breakfast Room Ltd	3 The Walk, High Street, Billericay, CM12 9YB
Costa Coffee	76, High Street, Billericay, CM12 9BS

#### Fast Food Outlets

Name	Address
The Codfather	8, Grange Road, Billericay, CM11 2RB
Wimpy Restaurants Group Ltd	106, High Street, Billericay, CM12 9BY
Fish'n'chick'n	60, High Street, Billericay, CM12 9BS

### Retail Outlets

#### Convenience and General Stores

Name	Address
South Green Post Office	10a, Grange Road, Billericay, CM11 2RB
Martin's	12, Grange Road, Billericay, CM11 2RB
One Stop	1-2 Grange Parade, Grange Road, Billericay, CM11 2RF

#### Supermarkets

Name	Address
Waitrose	112-118, High Street, Billericay, CM12 9BY
The Co-operative	123, Stock Road, Billericay, CM12 0RP
The Co-operative	Queens Park Avenue, Billericay, CM12 0UA

#### Shopping Centres & Retail Parks

Name	Address
Trading Estate	Miles Gray Road, SS14
Basildon Trade Centre	Luckyn Lane, SS14
Trading Estate	Miles Gray Road, SS14

#### DIY Stores

Name	Address
The Urban Paint Company Ltd	46, Passingham Avenue, Billericay, CM11 2TD
Vida Wood UK Ltd	117, High Street, Billericay, CM12 9AH
The Timber Factory	3-4 Willoughby Farm, Coxes Farm Road, Billericay, CM11 2UB

#### Garden Centres

Name	Address
The Elms Nursery & Garden Centre	Hardings Elms Road, Crays Hill, Billericay, CM11 2UH
Hunters Chase Garden Centre	Hunters Chase, Hutton, Brentwood, CM13 1SN
Summerhill Garden Centre	Pipps Hill Road North, Crays Hill, Billericay, CM11 2UJ

### Sports and Leisure Facilities

#### Golf Ranges, Courses, Clubs and Professionals

Name	Address
Noak Hill Golf Course	187, Noak Hill Road, Billericay, CM12 9UL
The Burstead Golf Club	Tye Common Road, Little Burstead, Billericay, CM12 9SS
Crondon Park Golf Academy Ltd Within Crondon Golf Club	Stock Road, Billericay, CM12 0BE

#### Gyms, Sports Halls and Leisure Centres

Name	Address
Billericay Sports & Fitness Centre	School Road, Billericay, CM12 9LH
Pure Gym	Radford Way, Billericay, CM12 0DX
Agila Health & Fitness Centre	Unit 21, Bebington Close, Billericay, CM12 0DT

#### Sports Grounds, Stadia and Pitches

Name	Address
Playing Fields	Froden Brook, CM11
Sports Ground	Nr Laindon Common Road, CM12
New Lodge (Billericay Town FC)	Blunts Wall Road, Billericay, CM12 9SA

#### Playgrounds

Name	Address
Playground	Langham Crescent, CM12
Playground	Passingham Close, CM11
Play Area	Nr Laindon Road, CM12

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# Useful Information and Contacts

Please see below the contact details of all those referred to within this report.

For all other queries please contact:

## Landmark Information Group

Imperium  
Imperial Way  
Reading  
RG2 0TD

If you require assistance please contact our customer services team on:

**0844 844 9966**

or by email at:

[helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

Contact	Name	Address	Contact Details
1	<b>Basildon District Council</b>	The Basildon Centre Pagel Mead Basildon Essex SS14 1DL	<b>T:</b> 01268 533333 <b>F:</b> 01268 294162 <b>W:</b> <a href="http://www.basildon.gov.uk">www.basildon.gov.uk</a>
2	<b>Chelmsford Borough Council</b>	Civic Centre Duke Street Chelmsford Essex CM1 1JE	<b>T:</b> 01245 606606 <b>F:</b> 01245 491424 <b>W:</b> <a href="http://www.chelmsfordbc.gov.uk">www.chelmsfordbc.gov.uk</a>
3	<b>Brentwood Borough Council</b>	Council Offices Ingrave Road Brentwood Essex CM15 8AY	<b>T:</b> 01277 261111 <b>F:</b> 01277 200352 <b>W:</b> <a href="http://www.brentwood-council.gov.uk">www.brentwood-council.gov.uk</a>

## Landmark Standard Terms and Conditions

Full Terms and Conditions can be found on the following link: <http://www.landmarkinfo.co.uk/Terms/Show/515>

If you experience difficulties accessing our Terms and Conditions, please copy and paste the link directly into your browser, you will then be able to access our Terms and Conditions from there. Should you still experience difficulties, please telephone our Customer Service Team on 0844 844 9966.

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**Barbour ABI**



## Important Consumer Protection Information

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD.

Tel: 0844 844 9966

Fax: 0844 844 9980

Email: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

Landmark Information Group Ltd is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

## The Search Code:

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

## The Code's core principles

Firms which subscribe to the Search Code will:

- Display the Search Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that products and services comply with industry registration rules and standards and relevant laws.
- Monitor their compliance with the Code.

## Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Web site: [www.tpos.co.uk](http://www.tpos.co.uk)

Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

## Complaints Procedure

If you want to make a complaint, we will:

- Acknowledge it 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 e-mail, 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 sent to:

Landmark Information Group Ltd  
Landmark UK Property  
Imperium  
Imperial Way  
Reading  
RG2 0TD

Tel: 0844 844 9966  
Email: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)  
Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs):

Tel: 01722 333306  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.