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Regulated Home & Dry Drainage Report

Prepared for **Arnison Heelis**

About your Search

Client Ref:
113754.001/TL

Search Number:
00802939

Search Date:
11/03/2026

Address of land/property:
SCALE BANK
ALSTON
CA9 3BJ

Local Authority:
Westmorland & Furness Council (formerly Eden Council)

Records Inspected by:
X-Press Legal Services Fylde Coast and Cumbria Limited

Report Compiled by:
X-Press Legal Services Ltd

Water Report for Water and Sewerage Suppliers

If you require any further information please contact:
X-Press Legal Services Fylde Coast and Cumbria Limited, 1-3, Back Cross Lane, Newton Le Willows, WA12 9YE

The Property Ombudsman
searchcode
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REGULATED HOME & DRY DRAINAGE REPORT

Water supplier:	**United Utilities** **Ground Floor Grasmere House** **Lingley Mere Business Park** **Lingley Green Avenue Great Sankey** **Warrington** **Cheshire** **WA5 3LP**	Sewerage supplier:	**Northumbrian Water Limited** **NORTHUMBRIAN WATER LTD** **ABBEY ROAD** **PITY ME** **DURHAM** **DH1 5FJ**

Records inspected: **Public records and commercially available data**

Address of the land/property: **SCALE BANK**
ALSTON
CA9 3BJ

Summary of questions	Answers
1. Please provide a copy extract from the public sewer map	✓
2. Does foul water from the property drain into the public sewer? Please refer to the seller's water/utility bill for proof of connection.	🚩
3. Does surface water from the property drain into a public sewer? Please refer to the seller's water/utility bill for proof of connection.	🚩
4. Is any sewer serving, or which is proposed to serve, the property subject to a current statutory adoption agreement or an application for such an agreement ?	✓
5. Does the public sewer map show any public sewer, disposal main or lateral within the boundary line of the property?	✓
6. Does the public sewer map show any public sewers within 100 feet (approx 30.487 metres) of any buildings within the boundary of the property?	🚩
7. Please advise who the sewerage undertaker is: **Northumbrian Water Limited**	
8. Which company supplies water to the area? **United Utilities**	
9. Is the property connected to a mains water supply? Please refer to the seller's water/utility bill for proof of connection.	✓
10. Are there any water mains, resource mains or discharge pipes within the boundary of the property?	✓

Key

✓ Response to the question is positive or typical

🚩 Response to the question is negative or attention is drawn to the answer

All parties concerned with compiling this report are Search Code subscribers.

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Questions in detail

1 Please provide a copy extract from the public sewer map

Answer: An extract of the sewer map has been provided.

Informatives

The utility company is not responsible for private drains and sewers that connect the property to the public sewerage system and does not hold details of these; therefore they are not shown on the plan. Section 104 sewers are not shown on the plan.

2 Does foul water from the property drain into the public sewer?

Answer: Records indicate that foul water from the property does not drain to a public sewer - please refer to the seller's water/utility bill for proof of connection. Please refer to the attached plan for the location of the nearest public sewer *(not to scale).

Informatives

If foul water does not drain to the public sewerage system, the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant. The utility company is not responsible for the drains and sewers that connect the property to the public sewerage system, and does not hold the details of these. The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility with other users if a private sewer serves the property. These may pass through land outside of the control of the seller; the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

3 Does surface water from the property drain into a public sewer?

Answer: Records indicate that surface water from the property does not drain to a public sewer – please refer to the seller's water/utility bill for proof of connection. Please refer to the attached plan for the location of the nearest public sewer *(not to scale).

Informatives

In some cases, the utility company's records do not distinguish between foul and surface water connections to the public sewerage system. If, on inspection, the buyer finds that the property is not connected for surface water drainage, the property may be eligible for rebate of the surface water drainage charge. Details can be obtained from the water company. The water company is not responsible for the drains and sewers that connect the property to the public sewerage system, and does not hold the details of these. The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility with other users if a private sewer serves the property. These may pass through land outside of the control of the seller; the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

4 Is any sewer serving, or which is proposed to serve, the property subject to a current statutory adoption agreement or an application for such an agreement ?

Answer: No. The utility company's sewer records indicate, sewers serving the property or existing development are not subject to an application or charge relating to adoption under Section 104 of the Water Industry Act 1991.

Informatives

SECTION 104 AGREEMENT- an agreement made between, a housing developer and the sewerage undertaker, under section 104 of the Water Industry Act 1991, for the adoption of sewers intended to serve a new development. A bond to guarantee proper performance by the developer of their obligations often supports the agreement. Where the property is part of a very recent or ongoing development and the sewers are not the subjects of an adoption application, buyers should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities. Final adoption is subject to the developer complying with the terms of the adoption agreement under section 104 of the Water Industry Act 1991. Where the property is part of an established development it would not normally be subject to an adoption agreement under section 104 of the Water Industry Act 1991.

5 Does the public sewer map show any public sewer, disposal main or lateral within the boundary line of the property?

Answer: It has not been a requirement for water companies to keep up-to-date public sewer records; therefore it is possible for unidentified sewers to exist within the boundary line of the property. For the matter of this report – Available records indicate that there is not a public sewer, disposal main or lateral drain within the boundaries of the property.

Informatives

The boundary of the property has been determined by reference to the Ordnance Survey record. Please note that from 1st October 2011 the majority of private sewers and lateral drains connected to the public network as of 1st July 2011 will be transferred into public ownership and therefore there may be additional public assets within or close to the boundary which may not be shown on the public sewer plan. The presence of a public sewer running within the boundary of the property may restrict further development; the water company has a statutory right of access to carry out works on its assets, subject to notice. This may result in employees of the water company or its contractors needing to enter the property to carry out work. A section 104 sewer record is not an 'as constructed' record. It is recommended that these details be checked with the developer.

6 Does the public sewer map show any public sewers within 100 feet (approx 30.487 metres) of any buildings within the boundary of the property?

Answer: Records indicate that there is not a public sewer located within 30.487 metres (100 feet) of a building within the boundary of the property.

Informatives

The presence of a public sewer within 100 feet (approximately 30 metres) of the building(s) within the property can result in the local authority requiring a property to be connected to the public sewer. The measure is estimated from the centre of the property or land shown on the Ordnance Survey record. A section 104 sewer record is not an 'as constructed' record. It is recommended that these details be checked with the developer.

7 Please advise who the sewerage undertaker is:

Answer: Northumbrian Water Limited

Informatives

The utility company is not responsible for the drains and sewers that connect the property to the public sewerage system, and does not hold the details of these. The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility with other users if a private sewer serves the property. These may pass through land outside of the control of the seller; the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

8 Which company supplies water to the area?

Answer: United Utilities

Informatives

The utility company is not responsible for private supply pipes connecting the property to the public water main and does not hold details of these. These may pass through land outside of the control of the seller; the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

9 Is the property connected to a mains water supply?

Answer: Records indicate that the property is connected to the mains water supply – please refer to the seller's water/utility bill for proof of connection. Location of nearest water supply is shown on attached plan * (not to scale).

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

Answer: Records do not indicate that there are any water mains, resource mains or discharge pipes within the boundaries of the property.

Informatives

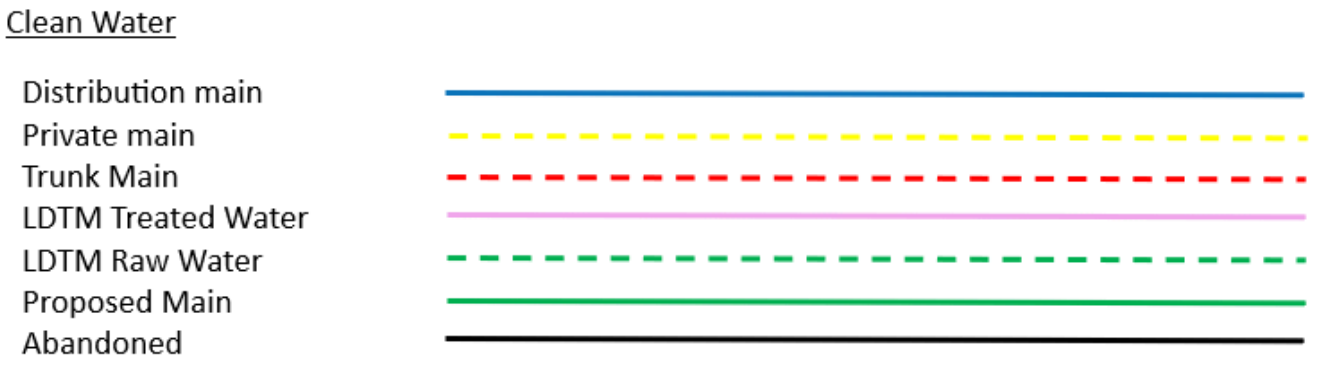
The boundary of the property has been determined by reference to the Ordnance Survey record. The presence of a vested water main within the boundary of the property may restrict further development within it. The water company has a statutory right of access to carry outwork on its assets, subject to notice. This may result in employees of the water company or its contractors needing to enter the property to carry out work.

Clean water map extract



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Key for clean water plan extract

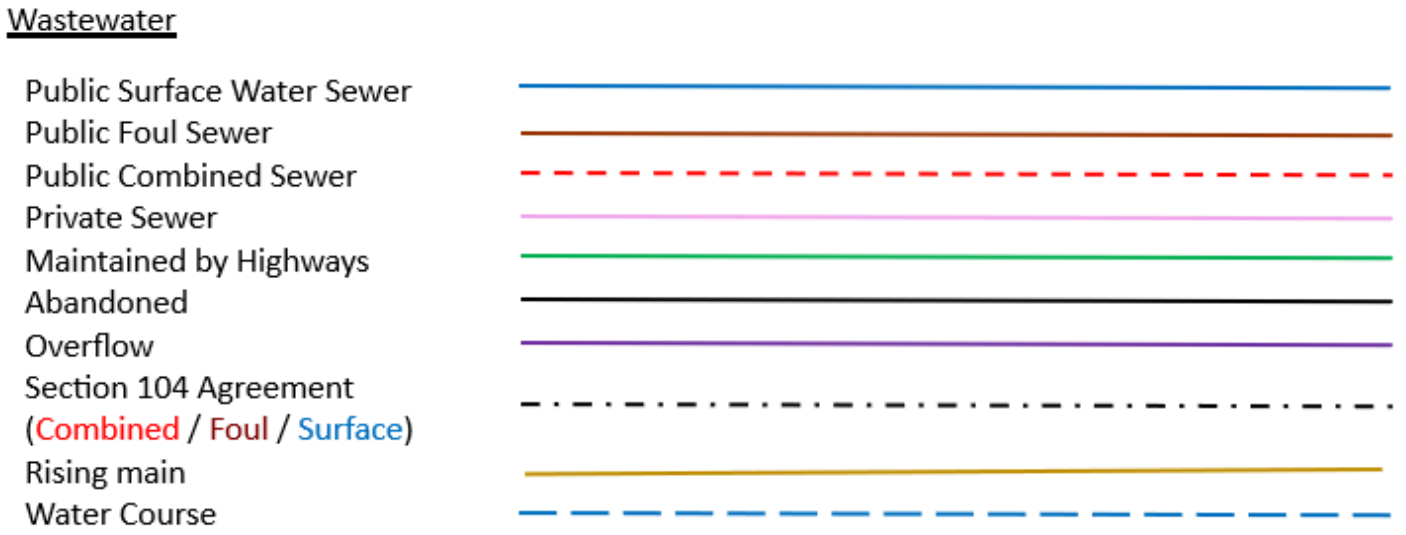


Waste water map extract



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Key for waster water plan extract



Terms and Conditions

Definitions

1. In these terms and conditions, the following words shall have the following meanings:
"We", "us" and "our" are references to X-Press Legal Services "XLS"
"Report" means report prepared by us in respect of the Property.
"PWD" means personal water and drainage report prepared by us in respect of the Property.
"Property" means the address or location supplied by the Customer or Client in the Order for the Report.
"Order" means any request completed by the Customer or Client requesting the Report.
"Customer" means the person, company, partnership or other organisation placing an Order either on their own behalf as a Client, or as an agent for the Client.
"Client" means the seller, buyer, potential buyer and a lender in respect of the Property who is the intended recipient of the Report and has an actual or potential interest in the property.
"Title" means ownership by XLS.
"XLS" means X-Press Legal Services Limited (Registered Company Number 04255164) or XPress Legal Services (Franchising) Limited (Registered Company Number 04627736) as a "Franchisee" under franchise agreement as regulated by The British Franchise Association as, X-Press Legal Services.
"Franchisee" means a contractual agreement to use the We, us and our.

Agreement

2. We agree to supply the Report to the Client subject to these terms and the Client indicates their acceptance of these terms when placing an order for the Report or when relying on the information in the Report.

Customer and or Client warranty

3. Customer and or Client warrant that;
3.1 all information that have supplied to us by Client or Customer during the Order process is true, accurate and complete.

The PWD

4. We will produce the Report with reasonable care and skill and it is provided to the Client on the basis that they acknowledge and agree to the following;
4.1 The information in the Report reflects that available to us on the date the Report was produced.
4.2 The information contained in a Report can change on a regular basis and we cannot be responsible to the Client for any change in the information after the date on which the Report was produced and sent to the Client or for any inaccuracies, omissions or errors on a public register.
4.3 The Report is produced for use in relation to individual property transactions only and is for the Property supplied in the Order.
4.4 The Report is intended for the personal use of the Client.

Liability and Insurance

5. We shall not be liable for any acts or omissions of any party for whom we are not responsible.
5.1 XLS assumes that the value of residential/commercial property/land does not exceed £2,000,000 and that it is the responsibility of the customer/client to advise us at the time of requesting the report where the value of the residential/commercial property/land exceeds the stated amount. Premiums for additional cover are available upon request.
5.2 We will be liable for any negligent or incorrect recording of the information in the search report.
5.3 If the insurance company goes out of business, compensation may be available from the Financial Services Compensation Scheme (FSCS). The Financial Ombudsman Service may also provide help in resolving disputes involving insurance companies.
5.4 Our underwriters are Dual Corporate Risks Limited

Price and Payment

6. The price payable for the Report is inclusive of VAT, unless otherwise stated.
6.1 Unless the Customer and/or Client has an agreed credit account with us for payment for the Reports, we must receive payments for Reports in full before the Report is produced.
6.2 Until such time as payment has been received in full, title of this report remains with the search provider.

Disclosure

7. XLS maintain and have ongoing contractual and standalone business relationships with various persons and companies involved in the conveyancing process within the United Kingdom. XLS discloses any relationship as Client details within the Report. XLS cannot and will not accept any liability for failing to disclose a relationship where the involvement in the transaction was not made known to XLS by the client instructions.

Copyright

8. The copyright and intellectual property rights in the Report shall remain our property.
8.1 The Customer and Client agree to respect and not to alter any trademark, copyright notice or trading name which appears on or in the Report.
8.2 The Customer and Client agree to indemnify us against any costs, claims and damage suffered by us as a result of any breach by them of the copyright terms in paragraphs 8 and 8.1.

8.3 This report may also be distributed as a copy or reproduction without alteration to potential purchasers, the actual purchaser and the mortgage lender.

Independent Dispute Resolution
9. If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme website www.tpos.co.uk, email: admin@tpos.co.uk. We will co-operate fully with the Ombudsman during an investigation and comply with the final decision.

General
10. If any of these terms are held to be invalid or unenforceable, that provision or part of that provision shall be taken to be removed from these terms and the remaining terms will continue in full force and effect.
10.1 These terms shall be governed by English law and shall be subject to the jurisdiction of the English Courts
10.2 In providing reports and Services XLS will comply with the Search Code www.propertycodes.org.uk
10.3 Full business terms and conditions are available at www.xpresslegal.co.uk

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by
X-Press Legal Services Fylde Coast and Cumbria Limited
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Email Central.1329@xpresslegal.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 Procedure

Independent Dispute Resolution

If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme. We will co-operate fully with the Ombudsman during an investigation and comply with the final decision. The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial 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 Email: admin@tpos.co.uk

You can get more information about the PCCB from 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.

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, E-mail: admin@tpos.co.uk.

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

Complaints should be sent to:

Code Compliance Officer
12 Webster Court
Carina Park
Westbrook
Warrington
WA5 8WD

Phone 01925 393333 Fax 01925 393900
Email central.7377@xpresslegal.uk

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, E-mail: admin@tpos.co.uk.

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