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PROPERTY REPORT

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76 St. Bartholomews Court, Riverside, Cambridge, CB5 8JD

This report has been compiled as a summary of the legally relevant information for your property purchase. Please read the contents of the report and the appended documents carefully and in full.

29-01-2026

Table of Contents

Executive Summary 4

Overview 5

Boundaries & The Plan 6

The Official Copy of the Register 7

Class of Title 8

Rights Benefitting the Property 9

Rights to Which the Property is Subject 11

Covenants 14

Title Guarantee 16

Land Registry Advisory 17

Purchasers 18

Lease Details 19

Tenant Covenants 20

Landlord Covenants 22

Leasehold Rights 23

Reserved Rights 24

Short Lease: Lease Extension 25

Collective Enfranchisement 25

Management Company 26

Licence to Assign 26

Management Company Share 27

Building Insurance 27

Ground Rent 28

Service Charge 29

Leasehold Property Enquiries Form 30

Major Works & Reserve Fund 30

Administration Charges 31

Notice To The Landlord 31

Airbnb/Holiday Let Advisory 31

Fees 31

Enquiries of the Seller 32

Property Information Form 32

Guarantees & Warranties 33

Energy Performance Certificate 33
Japanese Knotweed 34
Leasehold Information Form 34
Fittings & Contents 35
Condition of Property 35
Survey 36
Fire Safety 37
Possession 38
Searches Introduction 39
Local Authority Search Overview 39
Special Control of Advertisements 39
Conservation Area 39
Planning & Building 40
Planning Permission 41
Building Regulations 45
Development Plan Designation 46
Road Adoption & Public Rights of Way 47
Road, Rail & Traffic Schemes 47
Drainage & Water Search 48
Climate Change Advisory 49
Environmental Search 50
Chancel Repair Liability 51
Contract & Agreement for Purchase 52
Transfer 54
Stamp Duty Land Tax 56
Finance & Payment of Purchase Funds 58
Return of Documents Supplied 59
Report Limitations 59
Final Details & Additional Points to Consider 60
Report Acknowledgement 61
Glossary 63

Executive Summary

As your conveyance draws closer to exchange of contracts, we have taken the time to compile a Property Report for your purchase property.

Written to assist you as the purchaser, this report is tailored to you and your property. Outlining key information that is both legally relevant and of interest to you as the buyer, it will serve both as a useful source of property information, and as a guide for the key milestones in your conveyancing transaction.

To meet your interests as purchaser, we have intentionally written this report to be as instructive and comprehensive as possible. That being noted, we must advise, we cannot predict every future event that will impact your property. It is an impossible task to include in a Property Report, all information that may relate to your property now, and into the future.

As your conveyancer, our field of expertise is in the law only. We are not subject matter experts in all areas of residential property. Therefore, we are unable to provide you with instruction and guidance in some areas that may be of importance to you, including tax, finance, property valuation, building and structural surveys, or environmental and planning matters.

To support you in making your property purchase, where possible, we have endeavoured to highlight the transactional or property features where you may need to seek the professional instruction and advice of either a Government Authority, or a qualified professional. Please follow these recommendations and seek assistance from the experts that will be able to answer your questions, and/or carry out inspections of the property, if required.

Throughout your transaction, to supplement the information provided within this report, we will supply you with several property and conveyancing documents. By way of example, these files may include the HM Land Registry Register for the property, the conveyancing searches, or the guarantees and warranties for the property. Every file we send is vital to your conveyance. These documents have been supplied by various stakeholders involved in your property purchase, including Government Authorities, Conveyancing Search Providers, or the seller or their representatives. We must stress the point - all documents are critical in nature. You are instructed to read each document comprehensively.

As a purchaser of residential property in England or Wales, the principle of ‘Caveat Emptor’ applies to your conveyance. Loosely translated, this Latin phrase means ‘Buyer Beware’. At the time of exchange of contracts, your purchase of the property will become legally binding. Following exchange, you will have no recourse to the seller, should you uncover any issue with the property.

However, in keeping with the principle of ‘Caveat Emptor’, we encourage you to make a final, personal visit to the property. There are some features of the property, that may be of interest to you as purchaser, that will only become apparent when you make a personal inspection of your purchase. Should you have any concerns in relation to the property, we must strongly emphasise, it is your responsibility to make certain you raise them with our team prior to exchange of contracts.

As a final note, we are here to assist you in executing your property purchase. Should you have questions,

comments, or concerns as we proceed through to completion of your purchase, please advise us without delay.

Overview

The title to 76 St. Bartholomews Court, Riverside, Cambridge, CB5 8JD is a Leasehold registered with HM Land Registry (HMLR) under title number CB279464. The property was most recently purchased on 27th October 2025 for £425,000.

The current legal owners/proprietors of the property are Daniel Thomas Cooper and Gemma Bethany Bates who were registered on 27th October 2025.

Following completion, we will update the Register at HMLR to officially record you as the new owner/proprietor with a leasehold title to the property.

The extent of your purchase property is show outlined in red on the lease plan.

The lease defines the extent of the property you will be purchasing as the lessee and tenant. This area may be referred to as the "demised premises".

Please note the parking space is not owned as part of the title- see later in the report.

Boundary and Plan Details

For reference, a description of the demised premises has been copied from the lease and included below:

THE FIRST SCHEDULE
The Demised Premises

ALL THAT Flat as is specified in the Eighth Schedule hereto and shown edged red on Plan 2 which shall include:-

1. the internal plastered coverings and plaster work of the walls bounding the Demised Premises and the internal doors and internal door frames and internal window frames in such walls and the glass fitted in the windows and
2. the plastered coverings and plaster work of the walls and partitions lying within the Demised Premises and the doors and door frames fitted in such walls and partitions and
3. the plastered covering and plaster work of the ceilings and surfaces of the floors including the whole of the floor boards/screed and skirting boards and
4. the tiled paved or other floor surfaces of any steps or open areas included in this demise (if any) and
5. all conduits which are laid in any part of the Block and serve exclusively the Demised Premises and
6. all fixtures and fittings in or about the Demised Premises and not hereinafter expressly excluded

But not including:-

(a) any part or parts of the Block (other than conduits expressly included in this demise) lying above the said surfaces of the ceilings or below the said floor surfaces or
(b) any of the structural timbers and other joists of the Block or any of the walls or partitions therein (whether internal or external) except such of the plastered surfaces thereof and the internal doors and internal door frames fitted therein as are expressly included in this demise or
(c) the Balcony
(d) any of the Common Services

Boundary and Plan Caution

It is reasonable for you to expect that the legal extent on the lease plan aligns with the property extent defined within the lease. However, the plan has been surveyed on a small scale and the red boundary line is not intended to identify the precise location of each boundary.

Please compare the lease extent boundaries outlined on the plan with the physical boundaries of the property on-site; contact us immediately if you find any discrepancies so we can clarify with the seller.

As your property lawyers, we have not visited the property in person. Therefore, we cannot advise whether the extent of the legal boundaries differ from the actual property boundaries.

Leasehold Responsibility

Please consider the building and land your purchase property is located within. The areas that do not form part of your demised premises are retained by your landlord. In some cases, communal areas will also be marked on the lease plan.

You will be responsible for the maintenance of the property within the demised premises and expected to contribute to maintenance costs for the retained areas. Further information will be provided in the sections below.

Disclaimer and Advice

We will only report to you on the property you are purchasing. We cannot advise on neighbouring properties, the future development potential of your purchase property, or comment on local planning permissions and applications. If any garage, outbuilding, parking space, garden space, or additional area has not been included in the plan, please inform us immediately.



The Official Copy of the Register

In England & Wales, the Official Copy of the Register, or legal title, is composed of three sections known as the A, B, and C Registers. Please refer to the Register attached to this report whilst reviewing the information below:

The A Register (Property Register) identifies the property details, including location and whether mines and minerals are excluded from the freeholder's ownership. This register will contain details of the lease and any rights that benefit the property.

The B Register (Proprietorship Register) states the name of the current owner, their correspondence address, and the capacity in which the property is held. Any restrictions that the owner is bound by are listed here.

The C Register (Charges Register) lists restrictions that the property is subject to, such as current mortgages or charges.

Title Absolute

As you review your Official Copy of the Register, you will note that "Title Absolute" has been entered onto the Proprietorship (B) Register.

Title Absolute is considered the best form of title and guarantees that no individual or company holds a better claim to the property than the named owner.

It is expected that you will be registered with this right. This can be found in the Proprietorship (B) Register.

Overview

Property rights/easements are created to ensure a property has access to key services, including drainage, gas, electricity, and telephone lines.

An easement is a property owner's right to use another's land for a specific purpose such as gaining access to water. In some instances, these rights may be mutual or shared between multiple properties. Common examples include, rights of way over neighbouring property, or accessways to carry out necessary repairs or maintenance.

If it has not already been documented in the enquiries with the seller, we advise that you query who is responsible for the maintenance of any shared services and whether you are required to contribute to the cost of repairs. These queries may be resolved through direct enquiries with the relevant authorities; this will likely require additional payments and/or a survey.

An examination of the Register indicates the property does benefit from certain rights/easements.

Whilst reviewing the easements listed below, consider if a key benefit for the property is missing. Please advise us immediately if you believe that its absence may negatively impact your use of the property.

The title retained by the original developer grants you the rights over the areas they have retained such as the parking areas, access to the parking and the grounds.

Easements

Title CB298956

Entry Date: 01-09-2005
Entry Type: Beneficial/Subjective Easements - A Register
Entry Text:
The land has the benefit of the rights granted by a Transfer of the land in this title dated 31 August 2005 made between 1) Martin Grant Homes Limited and 2) Martin Grant (Holdings) Limited.
NOTE: Copy filed.

Entry Type: Beneficial/Subjective Easements - A Register
Entry Text:
The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the adjoining land to the south dated 20 June 2003 made between 1) Martin Grant Homes Limited and 2) Circle Thirty Three Housing Trust Limited.
NOTE: Copy filed under CB273818.

Title CB279464

Entry Date:
Entry Type: Beneficial/Subjective Easements
Entry Text:
Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

Title CB272896

Entry Type: Beneficial/Subjective Easements
Entry Text:
Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

Overview

The property is subject to certain rights that have been granted to, or retained by, third party individuals or companies. We strongly recommend that you adhere to these conditions once you purchase the property. These rights have been outlined below, please read each right in full and let us know if you have any queries.

Easements

Title CB298956

Entry Date: 01-02-2001
Entry Type: Subjective Easements - C Register
Entry Text:
The land is subject to the following rights reserved by the Transfer dated 3 January 2001 referred to above:-
"There is reserved to the Transferor the right for itself and its successor in title to go on to the Property for the purpose of installing, inspecting, laying, maintaining and repairing the pipes, mains, wires and cables (hereinafter called "the Seller's pipes") under the Property doing as little damage as possible to the Property and reinstating the surface of the same as soon as possible PROVIDED THAT the Transferor shall consult fully with the Transferee prior to the installation of any of the Seller's pipes and shall comply with such reasonable requirements as the Transferee may express as to the location and installation of any such".

Title CB298956

Entry Date: 01-09-2005
Entry Type: Beneficial/Subjective Easements - A Register
Entry Text:
The land has the benefit of the rights granted by a Transfer of the land in this title dated 31 August 2005 made between 1) Martin Grant Homes Limited and 2) Martin Grant (Holdings) Limited.
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NOTE: Copy filed under CB273818.

Title CB279464

Entry Date: 13-01-2004
Entry Type: Restrictive Covenants/Stipulations - Deed,Subjective Easements
Entry Text:
A Transfer of the freehold estate in the land in this title and other land dated 3 January 2001 made between (1) Anglian Water Services Limited (Transferor) and (2) Navydock Limited (Transferee) contains the following covenants : -
"The Transferee covenants with the Transferor so as to bind the Property and each and every part thereof into whosoever hands the same may come and all persons deriving title by through or under the Transferee and also pursuant to Section 30 of the Anglian Water Authority Act 1977 that the Transferee will at all times observe and perform the following restrictions namely:
Not to do or cause or permit or suffer to be done so far as they are able anything which may in any way:
(i) injure or damage the Seller's pipes

(ii) interfere with the free flow and passage of water through the Seller's pipes or through any part or parts thereof or with the support thereof from the subjacent and adjacent land and soil including minerals (without prejudice to the provisions of Section 188 and Schedule 14 to the Water Industry Act 1991)
(iii) interfere materially with or in any way obstruct the Transferor's access to the Seller's pipes
AND the Transferee shall take all reasonable precautions to prevent any such injury damage interference or obstruction"

Title CB279464

Entry Date:
Entry Type: Beneficial/Subjective Easements
Entry Text:
Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

Title CB272896

Entry Date: 09-06-2003
Entry Type: Subjective Easements - C Register
Entry Text:
The land is subject to the following rights reserved by the Transfer dated 3 January 2001 referred to above:-
"There is reserved to the Transferor the right for itself and its successor in title to go on to the Property for the purpose of installing, inspecting, laying, maintaining and repairing the pipes, mains, wires and cables (hereinafter called "the Seller's pipes") under the Property doing as little damage as possible to the Property and reinstating the surface of the same as soon as possible PROVIDED THAT the Transferor shall consult fully with the Transferee prior to the installation of any of the Seller's pipes and shall comply with such reasonable requirements as the Transferee may express as to the location and installation of any such"

Title CB272896

Entry Type: Beneficial/Subjective Easements
Entry Text:
Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

Overview

Certain entries within the legal documents are worded as promises or conditions that you, as the future owner, must abide by. These provisions are known as "covenants".

These covenants were created for the benefit of another party that holds an interest in these conditions being kept. This party is known as the beneficiary.

It is known as a "breach of covenant" if the terms of a covenant are not upheld/abided by. The consequences of a breach are varied but can be severe. It is in your best interest to follow the terms of each covenant.

The legal covenants outlined in the Register and the lease are mostly straightforward and self-explanatory.

Indemnity Covenant

As per the conditions of the Transfer Deed: Additional Provisions, and relating to the covenants below, you are required to enter an "Indemnity Covenant" with the seller. This means you will need to compensate the seller directly for any breach of covenant. If you come to sell the property in the future, we recommend that you enter a similar covenant with the buyer.

Restrictive Covenants List

Title CB272896

Entry Date: 09-06-2003
Entry Type: Restrictive Covenants/Stipulations - Deed
Entry Text:
A Transfer of the freehold estate in the land in this title dated 3 January 2001 made between (1) Anglian Water Services Limited (Transferor) and (2) Navydock Limited (Transferee) contains the following covenants:-
"The Transferee covenants with the Transferor so as to bind the Property and each and every part thereof into whosoever hands the same may come and all persons deriving title by through or under the Transferee and also pursuant to Section 30 of the Anglian Water Authority Act 1977 that the Transferee will at all times observe and perform the following restrictions namely:
Not to do or cause or permit or suffer to be done so far as they are able anything which may in any way:
(i) injure or damage the Seller's pipes
(ii) interfere with the free flow and passage of water through the Seller's pipes or through any part or parts thereof or with the support thereof from the subjacent and adjacent land and soil including minerals (without prejudice to the provisions of Section 188 and Schedule 14 to the Water Industry Act 1991)
(iii) interfere materially with or in any way obstruct the Transferor's access to the Seller's pipes
AND the Transferee shall take all reasonable precautions to prevent any such injury damage interference or obstruction"

Title CB279464

Entry Date: 13-01-2004
Entry Type: Restrictive Covenants/Stipulations - Deed,Subjective Easements
Entry Text:
A Transfer of the freehold estate in the land in this title and other land dated 3 January 2001 made between (1) Anglian Water Services Limited (Transferor) and (2) Navydock Limited (Transferee) contains the following covenants : -
"The Transferee covenants with the Transferor so as to bind the Property and each and every part thereof into whosoever hands the same may come and all persons deriving title by through or under the Transferee and also pursuant to Section 30 of the Anglian Water Authority Act 1977 that the Transferee will at all times observe and perform the following restrictions namely:
Not to do or cause or permit or suffer to be done so far as they are able anything which may in any way:
(i) injure or damage the Seller's pipes
(ii) interfere with the free flow and passage of water through the Seller's pipes or through any part or parts thereof or with the support thereof from the subjacent and adjacent land and soil including minerals (without prejudice to the provisions of Section 188 and Schedule 14 to the Water Industry Act 1991)
(iii) interfere materially with or in any way obstruct the Transferor's access to the Seller's pipes
AND the Transferee shall take all reasonable precautions to prevent any such injury damage interference or obstruction"

Entry Date:
Entry Type: Schedule of Restrictive Covenants
Entry Text:
A Transfer of the freehold estate in the land in this title and other land dated 3 January 2001 made between

(1) Anglian Water Services Limited (Transferor) and (2) Navydock Limited (Transferee) contains the following covenants :-
The Transferee covenants with the Transferor so as to bind the Property and each and every part thereof into whosoever hands the same may come and all persons deriving title by through or under the Transferee and also pursuant to Section 30 of the Anglian Water Authority Act 1977 that the Transferee will at all times observe and perform the following restrictions namely:
Not to do or cause or permit or suffer to be done so far as they are able anything which may in any way:
(i) injure or damage the Seller's pipes
(ii) interfere with the free flow and passage of water through the Seller's pipes or through any part or parts thereof or with the support thereof from the subjacent and adjacent land and soil including minerals (without prejudice to the provisions of Section 188 and Schedule 14 to the Water Industry Act 1991)
(iii) interfere materially with or in any way obstruct the Transferor's access to the Seller's pipes
AND the Transferee shall take all reasonable precautions to prevent any such injury damage interference or obstruction

Title CB298956

Entry Date: 01-02-2001
Entry Type: Restrictive Covenants/Stipulations - Deed
Entry Text:
A Transfer of the land in this title and other land dated 3 January 2001 made between (1) Anglian Water Services Limited (Transferor) and (2) Navydock Limited (Transferee) contains the following covenants:-
"The Transferee covenants with the Transferor so as to bind the Property and each and every part thereof into whosoever hands the same may come and all persons deriving title by through or under the Transferee and also pursuant to Section 30 of the Anglian Water Authority Act 1977 that the Transferee will at all times observe and perform the following restrictions namely:
Not to do or cause or permit or suffer to be done so far as they are able anything which may in any way:
(i) injure or damage the Seller's pipes
(ii) interfere with the free flow and passage of water through the Seller's pipes or through any part or parts thereof or with the support thereof from the subjacent and adjacent land and soil including minerals (without prejudice to the provisions of Section 188 and Schedule 14 to the Water Industry Act 1991)
(iii) interfere materially with or in any way obstruct the Transferor's access to the Seller's pipes
AND the Transferee shall take all reasonable precautions to prevent any such injury damage interference or obstruction".

Title Guarantee

The property is being sold with Full Title Guarantee, meaning the seller holds the right to sell the property. It is expected that the entire property, as registered on title, will be transferred into your ownership. At this time, the property is expected to be free of all mortgages or third-party interests held by any individuals or companies other than the current owner.

HMLR Restriction

Following your purchase of the property, if you do not intend to live there, you are eligible to have a HM Land Registry (HMLR) restriction placed on the Register. This restriction is designed to prevent property fraud and ensures that, before any mortgage, transfer, or transaction is registered on the property, a solicitor must declare they have checked the owner is the party wishing to register a change to the title. Please advise us if you wish to apply for this restriction; additional fees will apply.

HMLR Property Alert Service

HMLR also provide a free monitoring service for anyone who feels a registered property is at risk from fraud. Once signed up, HMLR will send email alerts if someone applies to change the register for your property in cases such as someone attempting to use your property to take out a mortgage.

While the alerts will not block an application to change the Register, they notify you when the application has been made so you may take action if necessary.

For further guidance, please refer to the 'HM Land Registry's Property Alert Service' page on GOV.UK.

Please ensure that any address information held by HMLR is kept as up to date as possible.

HMLR Registration

HMLR is currently experiencing significant delays and it may take up to 3 years to register your purchase. Please see the latest government guidance on estimated completion timeframes at GOV.UK. Whilst HMLR aims to complete most routine transactions within 3 months, more complex cases such as new builds, new leases and lease extensions, transfers of part, and unregistered properties may take considerably longer. Although it may be possible to expedite an application in very specific circumstances, it may be difficult to sell your property until your registration is complete. During this time, your ability to take out a mortgage may also be affected. If you wish to take out a mortgage or sell before registration has taken place, please contact us immediately.

Please be aware that we have no control over HMLR or the time they take to complete the registration.

You have informed us that the property is being purchased by more than one person. If you have not already done so, please inform us whether you intend to own the property as joint tenants or tenants in common.

Under joint tenancy, in the event of the death of one owner, ownership of the property automatically passes to the other owner/s. This is the case irrespective of the contents of the deceased's will. Furthermore, after registration, you will have equal rights to the entirety of the property.

Tenants in common allows owners to own unequal shares in the property. This means one owner may technically own more of the property, which may, for example, be based on contribution to the purchase price. In this case, the interests in the property would be protected under a Deed of Trust. Under these terms, in the event of death, the property will not automatically pass to the other owner/s. Therefore, allocations of shares of the property can be recorded in a will.

At this time, you are purchasing a 125 year lease, from 25/12/2002. This is a lease agreement between River View Management Company (Cambridge) Limited and Derek John Cooper. There are 101 years remaining on the lease.

The type of lease you are purchasing is a standard lease for a flat.

Leasehold Overview

You are buying a leasehold property. This means that you will become the leaseholder and you will own the lease. The lease gives you the right to live in and use the property for a set number of years, known as the lease term. At the end of the lease term, your right to remain in the property will end unless the lease is extended.

Unlike a freehold property - where the buyer owns both the property and the associated land outright - a leasehold property gives you time-limited rights. The freeholder retains ownership of the land and building and is often responsible for maintenance and insurance of the structure and communal areas. Freehold ownership usually offers greater long-term control and fewer ongoing obligations.

As the leaseholder, you must comply with the terms of the lease. The lease will set out how long you can occupy the property, any restrictions on use (such as keeping pets or making alterations), and charges such as ground rent and service charges. It will also outline the freeholder's responsibilities, such as building maintenance and insurance.

You should now have a copy of the lease. Leases are often lengthy and contain many terms and obligations. We will highlight key sections below, but it is your responsibility to read the lease in full and seek our advice if anything is unclear. At exchange, you will be agreeing to the lease terms in their entirety.

Tenants Covenants

Contained within the lease are promises and conditions, referred to as "Tenant Covenants", that you must adhere to. We have summarised relevant entries below. However, this is not an exhaustive list. Please refer to the lease for further details on covenants. These are set out in the Fourth and Fifth Schedule of the Lease:

As lessee and tenant for the property, you are required to comply with the following:

Payments & Outgoings:

- To pay ground rent for the property.
- To pay any interest on the ground rent, service charges or payments as set out in the lease, together with any charges incurred by the landlord as the result of the non-payment of these tenant's charges should they become overdue, as per the timeframe prescribed by the lease.
- To pay outgoing costs for the residence as incurred by yourself as owner or occupier of the property, including, yet not limited to taxes, utilities payments, and service charges.
- To indemnify the landlord in accordance with the terms of the lease, for any costs, claims, damages, or loss as a result of any breach of covenant.

Decorate, Maintain & Repair:

- To maintain the property's fixtures and fittings, and repair as required.
- To decorate the interior of the property in accordance with the terms of the lease.
- To reinstate the property to the original condition as set out in the lease, should it fall into disrepair or be damaged by any person that you as leaseholder, permit to enter the property.

As a tenant, you are required to report maintenance issues to your landlord or management company as soon as possible.

Access Rights:

- To permit the landlord or management company access to the property, so as to allow them to fulfil their obligations, including, yet not limited to carrying out repairs and maintenance as mandated by the lease. In turn, the landlord or management company must ensure they provide reasonable notice when requesting access to the property.
- In accordance with the terms of the lease, to permit the landlord access to the property, under provision of reasonable notice being provided, should you be suspected of breaching a tenant covenant.

Compliance with Notices & Statutory Requirements:

- To inform the landlord within 7 days of receipt of any notice, direction, proposal, or order that is issued in relation to the property, by any government department, court, local, regulatory, or other authority. As lessee, you are obligated to provide a copy of the notice to the landlord, and to take all necessary steps to comply with said notice.

- To comply with all current legislation and statutory requirements as apply to your leasehold property and your tenancy thereof.

Restrictive Tenant Covenants

As the tenant, you must not permit, or undertake any of the following in relation to the property:

Property Usage & Alterations:

- Use the property to commit any immoral or illegal activity.

- Use the property in such a manner as to void insurance for the property, or to increase the premium thereof.

- Use the property for any other purpose or function other than that permitted by the lease.

- Use or permit others to use the property in such a manner as to become a nuisance, disturbance, or inconvenience to the landlord or neighbouring residents.

- Alter the property beyond the provisions set out in the lease, without the express written consent of the landlord. Consent must be provided before works begin and must not diminish the landlord's interests, nor reduce the structural integrity of the building.

Encroachment:

- Permit or suffer encroachment (To use another individual or company's property without permission, including building or extending a structure onto neighbouring property).

Displaying Signs:

- Attach any signs or advertisements to the exterior of the property or display any such signage inside the property that may be seen from the outside, without the prior written consent of the landlord.

Breach of Covenant Warning

If you fail to comply with the covenants outlined in the lease, your landlord may take legal action against you. This could result in you losing your lease, with ownership of the property reverting to your landlord.

Overview

Contained within the lease are promises and conditions, referred to as "Landlord Covenants", that your landlord must adhere to. We have summarised relevant entries below. However, this is not an exhaustive list. Please refer to the lease for further details.

Covenants

Your landlord agrees to comply with the following:

- To allow you, as the tenant, quiet enjoyment of the property under provision that you are not found to be in breach of any covenant.
- To maintain, repair or redecorate the structure, load bearing framework and exterior of the building including, yet not limited to the roof, foundations, and external walls.
- To ensure any service media, electrical wiring, water and gas pipes, water tanks, boilers, radiators, or other heating installations that may serve the property are kept in working condition.
- To maintain all common areas, including, yet not limited to car parking spaces, internal walls, staircases, and lifts.
- To insure the building against loss or damage in accordance with the terms of the lease.

Overview

The lease grants certain rights to the property and its occupants. These rights are designed to ensure the property can be used as intended, while enabling access to shared facilities and essential services. We have summarised relevant entries below. However, this is not an exhaustive list. Please refer to the lease for further details on any rights. These are set out in the Second Schedule.

Property Rights

The property will have the right of:

- Support, shelter, and protection by and from other parts of the building and estate.

Tenant Rights

You will have the right to:

- Access and exit the property. This includes the right to pass, with or without vehicles, over designated roads, driveways, and forecourts, as well as the right to pass on foot through common areas such as pavements, entrance halls, staircases, and lifts.
- Connect to and use service installations and service media, including water, sewage, gas, electricity, and other utilities serving the property.
- Enter other parts of the building as necessary for inspections, repairs, or to fulfil lease obligations.
- Use shared refuse facilities.
- Access and use designated recreational areas, provided this is done in a quiet and respectful manner.
- Use communal facilities provided for all leaseholders in the building.

Parking Spaces

Under the terms of your lease, you will have the exclusive right to park in the designated parking area.

An exclusive right to park means that you/your visitors will have the right to park in specific parking spaces for the duration of the lease term. This will guarantee you a parking space.

To help avoid problems once the lease has started, you may wish to consider other rights needed to help protect the agreed parking arrangements. For example, agreeing with the landlord at the outset a right to put up signs, bollards, chains, or paint markings on the spaces. These will often be installed by the landlord and recouped via service charge to keep costs down and ensure consistency. Any additional provisions need to be inserted into the lease at the outset.

Where you are granted “rights to use” parking spaces, the landlord is usually obliged to repair the spaces (along with the rest of the car park) and to recoup the costs via service charge. The landlord will usually recoup a “fair proportion” of the reasonable costs of repairing any parking area.

There are several ways this could be determined. For example, this may be based on the proportion of spaces you are permitted to use relative to the number of spaces serving the building. For further information, please contact the landlord.

Final Note

Please review the above carefully, along with any additional rights contained in the lease. If you have any questions or concerns, please contact us immediately.



Reserved Rights

The lease reserves certain rights to the landlord or other parties. These reserved rights (also known as ‘reservations’) are legally binding and may allow others to enter or use parts of the property for specific purposes. They will remain in effect after you complete your purchase and may affect how you use or develop the property.

We have summarised the key reserved rights below. However, this is not an exhaustive list. Please refer to the lease for full details. These are set out in the Third Schedule.

The key reserved rights include:

- Support, Shelter and Protection: The landlord retains all rights to structural support, shelter, and protection during the lease.
- Light and Air: Rights to light and air as currently enjoyed are reserved.
- Service Media: The landlord may use, maintain, and connect to service media (e.g. pipes and cables) serving other parts of the building.
- Access Rights: The landlord can enter the property (with notice) to inspect, maintain, repair, enforce tenant obligations, or fulfil lease duties.
- Development Rights: The landlord may develop adjoining properties, provided it does not reduce your property’s value.
- Scaffolding: Scaffolding may be erected on or near the property when reasonably necessary, without materially obstructing use.
- Alteration or Suspension of Rights: The landlord may reroute or replace service media, temporarily restrict access to common areas (with notice), or designate alternative routes, provided these changes are not materially less convenient to you.

Lender Requirements

As mentioned previously, when the lease term for your purchase property ends, ownership of the property returns to your landlord. Considering this, most lenders are not prepared to offer a mortgage if the lease term is due to expire in less than 80 years.

Collective Enfranchisement

Overview

You and your fellow leaseholders can purchase the building and land, in which your property is situated, through a process known as “Collective Enfranchisement”. Leaseholders can exercise this right if they meet the eligibility criteria and collectively agree to purchase the freehold.

If you wish to do this, the amount you will need to pay to your landlord, known as the premium, will increase as the value of the leasehold interest, your ownership, decreases. The value of your ownership may decrease significantly if you have less than 80 years remaining on the lease term.

Please raise any concerns you may have with us and consider whether you wish to pursue collective enfranchisement before exchange of contracts, we can assist you with any enquiries.

Management Company

Overview

A management company/managing agent has been employed by your landlord to provide services to the estate and administer the terms of the lease. They will oversee the upkeep and maintenance of the managed common areas, effectively carrying out the day-to-day responsibilities of the landlord.

Please refer to the Landlord/Management Information Pack attached to this report for additional information on the management company/agent.

Right to Manage Company (RTM)

In terms of leasehold properties, the law makes provision for qualifying tenants to take over management of the building and communal areas from their landlord. To exercise this right, tenants must establish a Right to Manage Company (RTM).

In operating an RTM, eligible leaseholders may collectively take on all management duties, including overseeing the terms of each leaseholder's respective lease agreements. Typically, an RTM is tasked with upkeeping communal areas, maintaining the structural integrity of the building, and collecting service charges.

To function legally as an RTM, the company must comply with the current statutory obligations under law. It is beyond the scope of this report to discuss these legal requirements in-depth, yet it is worth considering that the operation and management of a company is complex.

That being noted, an RTM is an effective route for leaseholders wishing to undertake the management of their property.

Licence to Assign

As the new tenant, you will be required to enter into a Licence to Assign with your landlord. This will transfer the obligations under the lease from the seller to you.

Please note that this process may cause some delays, as it depends on the responsiveness of the landlord's solicitors. Once approved, the licence will need to be signed by the landlord, the seller, and you before exchange of contracts.

Please be aware that you will be responsible for obtaining the licence and covering any associated fees if you decide to sell the flat. The landlord is not required to ensure that these fees are reasonable, and you will have no option but to pay them.

Management Company Share

As the purchaser of your leasehold property, you will be required to become a member of the management company.

A legal statement (Memorandum of Association) is signed by all initial shareholders when forming a management company. The written rules agreed by the shareholders (articles of association) govern the management of the company.

To complete the transfer of membership, a fee of £84 will be applied on completion.

Building Insurance

The lease states that the Managing Agent will arrange for and cover the costs of insuring the main structure of the building by recovering the costs from the service charge.

Contents Insurance

Please be aware that building insurance only covers the building's structure and does not include any personal items. Contents insurance provides cover for personal possessions within the property, which are typically not included under the landlord’s insurance policy. Therefore, we strongly recommend that you arrange your own contents insurance to cover this.

Overview

Most leases contain a provision for "ground rent" (an additional charge that leaseholders must pay to their freeholder or landlord, typically on an annual basis).

Failure to pay ground rent may result in legal action being taken against you by your landlord. Under certain circumstances, failing to pay the ground rent may result in the forfeiture of the lease. In this instance, the ownership of your property will revert to your landlord.

Ground Rent Payable

Under the terms of the lease, the ground rent is £300.00 per annum.

High Ground Rent

We note that the ground rent for your purchase property may be considered high by buyer and lender standards.

Escalating Ground Rent

Please note the clause within the lease that relates to your ground rent. The rent review provision indicates that the ground rent will increase every 33 years. The next increase will raise the ground rent from £300 to £400 in 2035.

After some time, the ground rent for your purchase property may pass a point that is considered acceptable to prospective buyers if you were to sell, or to lenders if you were to re-mortgage the property.

In line with government regulations, lenders must assess all factors that may affect the borrower's ability to repay a mortgage. A high ground rent or rent review clause may significantly increase the ground rent over time and is therefore likely to affect the affordability of the property. Under these conditions, lenders may be reluctant to offer a mortgage. Irrespective of whether you are currently purchasing the property with the assistance of a mortgage, escalating ground rent may affect a potential future purchaser's decision-making.

The Renters Bill has addressed the issue of a ground rent of over £250 per annum being judged to become an Assured Shorthold Tenancy and the recent announcement by the government is that ground rent will be capped at £250 per annum although this is not law currently. This will likely assist you when you come to sell the property. The ground rent is clear in how it will increase and the maximum set out in the lease is £600, lender so not like when this is not able to be quantified and although I appreciate you are buying this as a cash purchase, it is worth considering from a re-sale perspective.

We strongly advise that you always pay your ground rent on the date it is due. If you wish to negotiate the provision for escalating ground rent for the property, please inform us as soon as possible.

Overview

We now direct your attention to the service charge that will be payable to your landlord on your purchase property. The value of this charge is £3,390.00, payable annually.

Generally, service charges are your contribution towards the costs required to maintain common areas of the building or land on which your property is situated. These are likely to include contributions to the cost of repair, maintenance, insurance, or management of the estate.

The services included within the charges are set out in the lease. It is your landlord who determines how the money is used and when the charges are due. Your money and interests as the tenant are protected by law and your landlord must abide by certain rules. The service charges must be considered reasonable, the funds must be held in trust, and your landlord must be able to provide an account or summary of how your money is spent.

Your charges may vary from year to year, as determined by the Landlord's cost for the provision of services to your property. The lease is your first port of call regarding your service charges. Please refer to this document to familiarise yourself with the terms of this charge.

Management Pack Guidance

You may find additional information about the service charges for your property in the Management Pack, which has been supplied by your landlord or their managing agent. This pack will include details of any proposed building or maintenance works and a statement of the last 3 years' accounts. While the recent service charge accounts provide a guide of the amount that may be payable in the future, there is no expectation that your service charge will remain the same over time.

Disputes regarding service charges are one of the most common disagreements between landlords and tenants. Regardless, if you fail to pay your service charges, legal action may be taken against you. Even if your landlord does not take legal action, failing to pay the charges could prove costly and will probably disrupt your use of the property.

Please consider this information and read all documents relating to the service charges for your property. If you feel that the service charge terms are unclear, please contact us as soon as possible and before exchange of contracts.

The current annual amount payable is £3,390.00.

Apportionment

The seller will be required to pay an apportionment of the service charge from 24/12/25 up to the completion date. This ensures that no service charge costs due during the seller's period of ownership will be transferred to you as the new leaseholder.

Sweeper Clause

The lease contains a sweeper clause, this allows your landlord to recover the costs of services that were not foreseeable when the lease was granted. In keeping with the requirements of service charges in general, the costs included within the sweeper clause must be reasonable.

Leasehold Property Enquiries Form

The freeholder, or their representatives, have completed the Leasehold Property Enquiries Form (LPE1), outlining key details relating to your purchase property and the management of the leasehold. Please note, the form may have been completed by the landlord, the management company, the managing agent, or a Residents' or Tenants' Association.

Where applicable, the LPE1 form includes details relating to ground rent, service charges, building insurance, disputes, enfranchisement, and the management of the building.

A copy of the LPE1 has been attached to this report.

Major Works & Reserve Fund

Reserve Fund

The lease contains a provision for a "reserve fund", which covers the cost of expensive works that may be too high to reasonably be covered by the service charge. Money is accrued in this fund over time and may be used to carry out major works such as the replacement of the roof. A reserve fund reduces the likelihood of receiving an unexpected and costly bill for any large-scale works.

Section 20 Works

For all major works, if the contribution exceeds £250, a landlord is legally obliged to consult their tenants under section 20 of the Landlord & Tenant Act 1985 (as amended by the Commonhold & Leasehold Reform Act 2002) before any work is carried out. Works of this nature are normally referred to as section 20 works. An exemption to the consultation process can only be received from the courts if urgent works are required, such as works to remedy health and safety concerns. Please note that if major repairs are carried out within a given year, this could significantly increase the service charge for that year.

Major Works Not Disclosed

There are currently no major works planned for the property. However, this could change. Please consult your surveyor regarding major repairs and maintenance work that may arise in the future.

Administration Charges

Your landlord has included a provision within the lease requiring you to pay administration charges.

Your landlord may request administration charges if they carry out admin tasks related to the lease. These may include granting approvals, providing documents, and dealing with potential breaches of the lease terms such as failure to pay the ground rent or service charges.

For further details regarding administration charges, please refer to your lease.

Notice To The Landlord

As per the terms of the lease, you must serve notice to the Management Company regarding your purchase and any related mortgage. As part of your transaction, we will provide notice on your behalf. You must pay a small fee to the landlord in relation to this notice.

Airbnb/Holiday Let Advisory

“Airbnb” is an online platform that allows its users to rent out their property to visitors. As a leaseholder, if you intend to use the property as an Airbnb or other holiday let, you must consider the associated laws, regulations, and potential restrictions within the lease.

Please be aware that you may not be able to rent out the property using Airbnb or similar platforms. The use of a property as an Airbnb can be considered commercial use and therefore may breach any restrictions within a lease relating to use as a residential property. You will also risk being in breach of any clauses within the lease relating to parting with or sharing the property. If you are considering this, please contact us.

Fees

Under the terms of the lease, you will be required to pay the following fees:

£102 for serving notice of assignment on the managing agents. This notice will be served by us after completion.

£84 for issuing a new membership certificate. We will arrange this for you after completion.

Enquiries of the Seller

We have raised several pre-contract enquiries regarding the property.

These enquiries will supplement the property information supplied through official searches on the property. To begin the process, the seller usually completes a series of questionnaires about the property. These questionnaires are discussed below and may include information about the property that is only known by the owner. For some transactions, such as leasehold properties, other stakeholders, including the management company or agent, will be invited to supply information about the property.

After receiving the responses to these questions and the official searches for the property, further information is often required. Follow up questions also form part of the enquiries process. Where relevant, we have highlighted the responses to these enquiries in the following sections.

You may require further clarity on certain points raised. For example, you may wish to query if a complaint has been made against a neighbouring property that could impact use of your purchase property. If you have any concerns about the property that you feel have not been addressed in the enquiries process, please contact us as soon as possible.

Property Information Form

We now direct you to the Property Information Form which has been completed by the seller. Please thoroughly read through the replies in this document and raise any queries with us so we can clarify with the seller's solicitor.

Please be aware that it is highly unlikely that you will be able to make a successful claim for any defects that may be discovered after your purchase is complete.

The onus is on you, the buyer, to exercise your right to inspect the property now and carry out any investigations you consider necessary, or engage a building or structural surveyor to do so.

We recommend that you check the condition of the following property features as a bare minimum:

central heating

We cannot advise on areas outside our field of expertise. Please seek advice from a suitably qualified professional if you have concerns about any of the property features listed. If remedial works are required, please notify us as soon as possible so that we can forward your queries to the seller’s solicitor before exchange of contracts. Please note that you will probably be required to cover the costs of remedial works for any issues discovered after completion.

Guarantees & Warranties

No Guarantees and Warranties

The relevant documents indicate that your property does not benefit from any guarantees or warranties.

It is important that you personally inspect the property and arrange for a professional survey.

Energy Performance Certificate

You have now been supplied with an Energy Performance Certificate (EPC) for the property. This shows a C rating valid until 25 July 2029.

We are not qualified to give expert advice on the technical information within this certificate. Please refer all queries of a technical nature to your surveyor.

However, regarding the legalities of the EPC, please review the information below:

The EPC will note whether the owner of the property has opted to borrow money under the Green Deal. If the current owner has successfully applied for this deal, it is your responsibility to determine whether you will be affected as the succeeding owner. Additional information can be found on the GOV.UK website.

An EPC provides the property with an energy efficiency rating on a scale of A (most efficient) to G (least efficient). If you intend to let out this property, it will be expected to hold an energy efficiency rating of greater than F or G. If your property does not meet the baseline standard, you may need to consider making alterations to improve the EPC rating. Exemptions to the minimum EPC rating may apply, however, the property must first be registered on the PRS Exemptions Register. To be considered exempt, the property must meet certain strict conditions. It is unlawful to rent a property with an energy rating of F or G that has not been registered on the PRS Exemptions Register. Before exchange of contracts, if you intend to let the property, you may wish to consult your surveyor and seek quotes from a builder regarding potential building works to the property.

Japanese Knotweed

Japanese Knotweed is a rapidly growing, invasive, perennial weed with the potential to damage concrete and your garden. It is exceptionally difficult and potentially costly to eradicate.

While there is no blanket policy applied by lenders concerning Japanese Knotweed, they may be reluctant to lend in cases where Japanese Knotweed has or is causing damage to the property. Please be aware, it is your responsibility to check for signs of Japanese Knotweed.

The seller has advised that Japanese Knotweed is not present on the property. However, please be aware that they are not qualified to know for certain. If this concerns you, we recommend that you arrange for a surveyor to make a physical inspection of the property.

If Japanese Knotweed is found at the property after completion, it will be your responsibility to treat it and ensure it does not spread to neighbouring land. You have the option to take out Japanese Knotweed indemnity insurance. This may cover the cost of losses arising from remediation works and the costs of altering, repairing, or demolishing a part of the property in response to damage caused by the weed. Please advise us if you would like us to arrange this on your behalf.

Leasehold Information Form

The seller has completed a Leasehold Information Form which provides further information about your leasehold property purchase.

The questionnaire includes specific information about the lease and the leasehold interest, such as ground rent, service charge, and contact details for the landlord.

The seller has completed this questionnaire to the best of their knowledge. It is expected that their responses match the information in the lease and the details in the Landlord/Management Pack.

The Leasehold Information Form should not be seen as a complete guide covering all information relating to the leasehold interest for the property. Please thoroughly read through all the documents that we have provided to you.

Please do not hesitate to raise any enquiries with us.

Fittings & Contents

Overview

We direct your attention to the Fittings and Contents Form.

Additional Fittings and Contents

Please advise us if you wish to include any additional fittings and contents in your property purchase. As the buyer, you will need to negotiate the inclusion of these items with the selling agents directly. It is critical these items are also listed in the Sale Agreement.

Stamp Duty Land Tax (SDLT)

Any item that is fixed to, or forms part of the property, such as a fitted kitchen, central heating, or alarm systems, will likely be regarded as a fixture.

Fittings, also referred to as chattel, such as carpets, blinds, and free-standing furniture, are not permanently fixed to the property.

It is important to identify the difference between a fixture and a fitting, as fixtures form an integral part of the land and are therefore subject to Stamp Duty Land Tax (SDLT). Fittings are usually paid for separately and are not chargeable to SDLT as they can be easily removed without causing significant damage.

Please contact us directly if you are unsure whether an item is considered to be a fixture or fitting, or if you have any questions about the impact on your SDLT.

Fittings and Contents Condition

The seller is not obliged to ensure that any item is in good working order by completion. We strongly recommend that, prior to completion, you arrange for a qualified professional to assess the condition of any items of value, such as the boiler.

Condition of Property

Please remember that the property is to be sold "as seen" at exchange. The seller has offered no guarantee or warranty regarding the condition of the property. The onus is on you, as the buyer, to determine whether the property is in a suitable state of repair and whether it is worth the sale price.

As your property lawyers, we cannot comment or advise on the value of the property. If you have any concerns regarding this, please arrange for an independent valuer to assess the property.

Please notify us of any concerns regarding the condition of the property before exchange of contracts and we will address them with the seller's solicitors.

Overview

Please ensure you are satisfied with the condition of the property.

We cannot inspect your purchase property and there may be related matters beyond our area of legal expertise.

If you have not already done so, we recommend that you arrange for a qualified surveyor to carry out a full structural or building survey.

There are several benefits to arranging a comprehensive survey. In addition to highlighting any defects, a surveyor will be able to provide guidance on matters important to you as the buyer. Please make note of the recommendations we make on consulting with a surveyor and follow these where required.

Please personally inspect the property if you have not already done so. You may discover features significant to you that may not be covered in a professional survey or in the legal documents for the property.

Following exchange of contracts, you will be responsible for all maintenance and repair of the property, and you will have no possible course of action if you uncover any issues.

Fire Risk Assessment (FRA)

In England and Wales, it is a legal requirement for all blocks of flats and most privately rented properties to have had a Fire Risk Assessment (FRA). This considers the likelihood of a fire starting, outlines the consequences in the event of a fire, and provides steps to minimise the risk of fire spreading throughout the building.

Your landlord is responsible for conducting an FRA, as well as reviewing any identified risks on a regular basis. Though the law does not specify how often an FRA must be carried out, your landlord must review the risk if they have reason to believe the FRA is no longer valid or if the building has been significantly altered since the previous assessment.

I have previously sent you the report dated 2023, this is attached again as part of the management pack.

EWS1 Certificate

In response to the Grenfell Tower fire, the EWS1 (external wall system) Certificate was introduced. This is produced by a suitable, qualified professional, from a Construction Professional Body and provides a fire safety rating of the building's external wall system.

The ratings can vary from "low risk of fire" to "combustible materials being found". Some ratings are suitable for certain lenders while some are not. Even if the external wall system has a rating that is suitable for some lenders now, this rating can be revised at any time, following a re-assessment of the building or a change in the rating system itself. Regardless of the results of the EWS1 or the current lender requirements, you may be responsible for remedial work in the future, and this may be costly.

This certificate must be renewed every 5 years. If you wish to sell or remortgage the property after the EWS1 has expired, you may be responsible for paying for another assessment. Please consider that, at the time of reassessment, the rules and regulations on fire safety may have changed and you will need to comply with the legislation in place at that time.

From further investigations and our discussions the Landlord's Certificate obtained and the EWS1 are not required but were obtained as a 'belts and braces' job. There are no rectification works needed under the Building Safety Certificate and the building is under the required height of 11 metres for this to be relevant.

Vacant Possession

The property is to be sold with vacant possession. This means that, unless otherwise arranged, all current residents including those who are not registered owners will be required to sign the contract to confirm they agree to vacate the property by completion.

We also expect that the current owner will not have left any furniture or personal items at the property, other than those included within the Fittings & Contents form. If there are a considerable number of items left behind on the day of completion, the seller may be found to be in breach of contract.

Please note, although it may be a point of contention, the seller has no contractual obligation to clean the property by completion.

Searches Introduction

The purpose of searches is to provide vital property information, such as enforcement notices, land charges, notices of conservation areas, contaminated land, listed building status and the presence of historical mining on the property.

Please find a summary of information outlined in each search below. These summaries are not intended to replace the search results, and you should read each search in full.

Please be aware that there may be challenges identified within these searches that may be expensive to rectify, or affect the value and resale potential of your property.

Local Authority Search Overview

As part of the Conveyancing Protocol for searches, it is standard for a Local Authority Search to be in your search results.

The contents of your Local Authority Search relate only to the property you are buying. No information regarding neighbouring properties, planning applications in the vicinity, or general local authority information will be provided, even if these details affect future use of the property. This is important to keep in mind when considering planning permissions. For information relating to proposed developments for neighbouring properties or areas of land, please refer directly to the local authority's website.

Special Control of Advertisements

Your purchase property is within an Area of Special Control of Advertisements. There are stricter advertisement controls in this area due to the presence of significant scenic, historical, architectural, or cultural features. Only three types of advertisement are permitted in this area: public notices, advertisements inside a building, and advertisements with planning consent. Please contact your local authority for further information.

Conservation Area

The Local Authority Search indicates that your property is in a conservation area. These areas preserve any place of notable archaeological or historic significance. The property will be subject to additional planning controls due to it being situated in a conservation area. Please seek consent before you make any alterations or extensions to your property. We recommend that you review the local authority's planning controls for this conservation area before exchange of contracts.

Please be aware that planning permission and building regulations consent are two separate forms of local authority regulation. If you intend to carry out any development works, you may have to comply with either, or both, sets of regulations. Please refer to your local authority, a surveyor, or a construction solicitor for guidance before making any changes to your property.

Please note that we are not qualified to advise on any local authority consents. We cannot visit the property and we are not qualified in building, architectural, or structural matters. As your property lawyers, we can only assist in obtaining any required legal documentation based on the advice of a qualified professional.

If any necessary documentation relating to local authority consents is not available, we can only assist by advising you of the legal implications and, where possible, advise on options to help remove or mitigate potential risks. We cannot advise on practical implications such as build safety, build quality, any materials used, or potential costs associated with remedial works.

Please direct any questions regarding local authority consents to a surveyor or the relevant local authority department.

Disclaimer and Advice

As your property lawyers, we are not qualified to comment on structural or technical aspects of the plans included within the property's planning permissions. You have the option to review the local authority's historical planning applications for the property. If you have any concerns relating to technical aspects, or if you believe that the planning permissions have not been followed, we recommend you consult a surveyor for expert advice.

Permitted Development Rights

Local authorities will allow for certain types of minor alteration to be made to a property without having to apply for official planning permission. These are known as “permitted development rights” and are granted by Parliament rather than the local authority. Permitted development rights do not apply to all properties. For example, rights permitted for a house may not extend to flats or maisonettes. Please be aware that permitted development rights are heavily restricted in certain areas, such as national parks, designated areas of outstanding natural beauty, conservation areas, world heritage sites, and the Suffolk and Norfolk Broads.

Enforcement Action

If you intend to extend or alter your property, it is your responsibility to ensure any works comply with your local authority's planning regulations. If the works are found to be non-compliant, you may be subject to enforcement action.

Enforcement action is at the discretion of individual local authorities who may act if they deem it necessary to do so. As a rule, local authorities may only take enforcement action if they consider the development to be harmful to your neighbourhood. For example, actions that disregard prior rulings on planning permissions or developments that directly contravene the local development plan. The local authority must take enforcement action proportional to the issue. However, this may result in you having to return the property to its prior state.

In most cases, development becomes immune from planning enforcement if no action is taken by the local authority within 10 years of a breach of planning regulations. However, in certain circumstances, this time limit does not prevent enforcement action after the relevant dates.

Please note that some works considered to have been substantially completed before the 25th of April 2024, may fall under the previous 4-year time limit.

Failing to seek planning permission is not illegal. However, it is not a matter to be taken lightly. If the local authority does take enforcement action, you must comply with the rulings. Although you have the option to appeal, you may face prosecution if you fail to adhere to an enforcement notice. We strongly recommend you carefully review your local authority's guidance before carrying out any development work on your property.

We recommend you take note of any alterations or additions to the property, such as any extensions or garages. Please also check if the relevant planning permissions have been followed correctly, particularly if they are within the time limit in which the local authority may apply an enforcement notice.

Council Tax Banding

Local authorities hold the right to re-assess a property's council tax banding if there are any recent or proposed alterations or enhancements to the property. If you wish to determine whether the council have any pending plans to re-evaluate the property's banding, please refer to the Valuation Office Agency (VOA) page on GOV.UK to confirm if an "improvement indicator" has been checked for the property address.

Planning Entries

As a guide and point of reference, the following planning entries have been revealed in your Local Authority Search:

Reference: AD149072
Description: Area of Special Advertisement Control
Town and Country Planning Act 1947
Registration Date: 21-06-1954

Reference: PT13060744
Description: Deed of variation dated 29 March 2001 relating to Land at Riverside, Cambridge between Cambridge City Council and Navydock Limited and Anglian Water Services Limited
Planning Reference: C/97/1012
Town and Country Planning Act 1990
Registration Date: 31-10-2023

Reference: PT70337
Description: Planning Obligation relating to the former pumping station at Riverside (St Bartholomews Court), dated 5 November 2002 between Cambridge City Council and Martin Grant Homes Limited and AIB Group (UK) PLC.(S.106 TCPA 1990) Planning
Reference C/02/0490 and Planning
Reference C/97/1012
Town and Country Planning Act 1990
Ref: C/02/0490
Registration Date: 05-11-2002

Reference: C/02/0490
Description: Former Riverside Pumping Station, Riverside,
Cambridge, CB5 8HN
Full Planning Application (HISTORIC)
Conditional Planning Permission dated 05/11/2002
Variation to Planning Permission C/97/1012/FP consisting of internal alterations in part of block A to provide for 11 affordable flats instead of 8 flats previously approved.
Issued to: Martin Grant Homes
designated by virtue of Town and Country Planning Act 1990
TLC Ref: AP38240
Registration Date: 05-11-2002

Reference: C/97/1012
Description: Riverside Pumping Station Site, Riverside,
Cambridge, CB5 8HN
Full Planning Application (HISTORIC)
Conditional Planning Permission dated 29/03/2001
Erection of 45 flats and 41 houses (full application).
Issued to: Riverside Estates
designated by virtue of Town and Country Planning Act 1990
TLC Ref: AP39728
Registration Date: 29-03-2001

Reference: C/97/1019
Description: Riverside Pumping Station Site, Riverside,
Cambridge, CB5 8HN
Conservation Consent (historic)
Conditional Planning Permission dated 26/05/1999
Conservation Area Consent Application for
demolition of pumping station and ancillary facilities.
Issued to: Riverside Estates
designated by virtue of Town and Country Planning Act 1990
TLC Ref: AP39691
Registration Date: 26-05-1999

Reference: C/96/1117
Description: Riverside Pumping Station Site, Riverside,
Cambridge, CB5 8HN
Advert Consent (Historic)
Conditional Planning Permission dated 30/01/1997
Retention of existing non-illuminated sale board sign.
Issued to: Anglian Water Services Ltd
designated by virtue of Town and Country Planning Act 1990
TLC Ref: AP38504
Registration Date: 30-01-1997

Reference: C/95/4439
Description: Riverside Pumping Station Site, Riverside, Cambridge, Cambridgeshire, CB5 8HN Advert Consent (Historic)
Conditional Planning Permission dated 15/06/1995
ERECTION OF A NON ILLUMINATED SALE BOARD SIGN. (AMENDED BY DRAWING STAMPED 07.06.95).
Issued to: ANGLIAN WATER SERVICES LTD
designated by virtue of Town and Country Planning Act 1990
TLC Ref: AP38637
Registration Date: 15-06-1995

Lack of Planning Permission

Once you have visited the property and assessed the planning details outlined in your Local Authority Search, you may believe work has been carried out that is not compliant with planning regulations. If this is the case, there are options available to you. Firstly, you can seek retrospective consent from the local authority. However, if you bring any breach of planning to the local authority's attention, the property may then be subject to enforcement action. Alternatively, you can take out indemnity insurance for a lack of planning permission. The cost for this may be passed to the seller, if the seller refuses to meet the costs, you may still opt to take out insurance to best protect yourself against the cost of enforcement action being taken against you. Please advise us if you would like us to arrange this for you.

Overview

If you intend to make any alterations or extensions to your purchase property, these changes may be subject to your local authority's building regulations. Alterations do not need to be structural to be subject to building regulations. For example, installation of windows, doors, a new radiator to an existing heating system, or changing the electrics near a bath or shower may fall under the local authority's building regulations.

Competent Persons Scheme

As an alternative to applying to your local authority for building regulations approval, you can employ an individual registered under a "Competent Persons Scheme" (CPS) for certain works. This scheme allows individuals and enterprises to self-certify that their work complies with building practice standards in England and Wales, without the need for an official notice from the local authority. For example, FENSA is a CPS responsible for managing those who install windows and doors.

Disclaimer and Advice

Irrespective of whether you intend to apply for building regulations approval yourself, or whether you hire an individual registered under a CPS, please pay close attention to the relevant building regulations requirements when making a change to your property.

Please also pay close attention to any extensions or recent alterations to the property, as you may wish to seek confirmation that building consent has been acquired for these changes.

Enforcement Action

Where building consent has not been granted, either by an approval notice or through a scheme, the structure of the property may not be entirely sound. As a result, your local authority may choose to take enforcement action. This action may be taken against you as the owner, or the party carrying out the works, for example, the building contractor. The local authority is permitted to take action up to 10 years after, depending on which section of the Building Act 1984 the works fall under. However, if the building poses imminent danger, for example, if a load-bearing wall were to be removed, there is no time limit for the local authority to act.

In most cases, an enforcement notice will require you to immediately rectify the building works to bring them in line with current regulations. Failing to comply may result in the works being completed on your behalf and the costs recovered from you as the owner. In more severe cases, the local authority may serve an injunction to immediately end dangerous building works. In any case, please contact your local authority for guidance if you consider changes to your property.

Lack of Building Regulations

If you determine that building consent has not been provided for completed works at your purchase property, you may consider taking out an indemnity policy for lack of building regulations approval. This indemnity will cover you against the costs of enforcement action. However, it may not cover the cost of any remedial works. Please advise us if you wish to take out this cover or refer the cost of the premium to the seller(s). Please note that lack of building regulations insurance will only be available if the local authority is unaware of any breach of regulations. If you need to claim on any building insurance, your indemnity will be void if you knowingly fail to advise the insurance provider of any works previously carried out at the property. You must raise any concerns with us before exchange of contracts and before raising any concerns over previous building works with the local authority.

The alternative would be to ask the seller(s) to have a Local Authority Approved Inspector verify the alterations are compliant and obtain a regularisation certificate. However, please remember, you will not be able to obtain an indemnity policy if the Local Authority are aware of the lack of building regulations.



Development Plan Designation

A development plan sets out the local authority's planning policies for proposed developments and the use of land in their area. Before granting planning permission for proposed work on your property, the local authority will refer to their own development plan.

Please be aware that we cannot advise on any development plan policies. Please contact the local authority for further information on their development plan, as it may include development of land/buildings in the vicinity of your purchase property.

The development plan will outline the use of the area the property is located within, please find details below:

Policy Name: Mineral Safeguarding Area - Chalk
Policy Name: Mineral Safeguarding Area - Sand and Gravel
Policy Name: Plan Area Boundary
Policy Name: Cambridge City Boundary
Policy Name: Conservation Area

Road Adoption & Public Rights of Way

Overview

As the new owner, you will need to consider whether you are responsible for the maintenance of the road that fronts your purchase property.

Not all roads in the UK are adopted. Adopted roads are roads maintained at the public's expense and are the responsibility of the Highways Authority, be that the Local Authority, County Council, Highways England, or the Local Authority Housing Department or Association. Unadopted/private roads are the maintenance responsibility of the owners of the highway. The cost of maintaining private roads will most likely fall on the owners of properties abutting the road.

Road Adoption Status

The Local Authority Search indicates Riverside is maintained at the public's expense.

Plan

For reference, a plan has been included within the Local Authority Search illustrating those roads adopted by the Highways Authority. Any road identified as not maintainable at public expense is usually the maintenance responsibility of the owners of properties abutting that road. If your property abuts an unadopted road, you may be called on for the maintenance of the road. This plan is a guide only. It does not provide enough detail to indicate the full extent of the adopted highway, its width, nor whether an adopted road is adjacent to the property boundary.

Please be aware that if a road or footpath near the property is not marked as a highway, you may not be able to use it. For further information, a highways search would be required at an additional cost. Please contact us if you wish to obtain this.

Road, Rail & Traffic Schemes

The Local Authority Search indicates the property is near a proposed transport scheme, please see details below:

There are a number of proposed railway developments at various stages of design within Cambridgeshire. Please see the County Councils Long Term Transport Strategy for further information.
https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/transport-plans-and-policies/long-term-transport-strategy
A number of railway level crossings within Cambridgeshire are proposed for closure or modification under Network Rail's 'Anglia level crossing proposals'. Further information is available at:
http://www.networkrail.co.uk/anglialevelcrossings/
The property is within a Local Authority area in which there is a proposal to create a Central Section between Bedford and Cambridge. for more information please see: https://eastwestrail.co.uk/

Please carefully review the Drainage and Water Search attached to this report.

This search reveals important information, such as whether the property is connected to mains water or sourced from a private water supply. It will also detail whether the foul and surface water from the property drains into a public sewer.

Your search result will be accompanied by several diagrams or maps. Please review these sources; they will provide guidance and information on the sewer network serving your property.

Private Sewers Transferred to Public Ownership

The search also contains details on whether there are drains or water company assets, such as discharge pipes within the boundaries of the property. However, this information may be limited.

Since October 2011, most private sewer networks have been transferred to public ownership. However, during this transfer, not all sewers were recorded. Due to this, your water provider may be unable to definitively advise whether there are drains or water assets within the property boundary.

Please consider this if you intend to carry out building works on the property. To avoid building over a water asset, please consult your surveyor before beginning any construction works.

Building Insurance

Even if the property's drains connect to the water authority's main sewerage network, you, as the owner, will be liable for the maintenance and repair of the drains until the point at which they connect to the network.

Please check if your building insurance covers the cost of this maintenance.

Water Supply and Drainage

The search confirms that the foul and surface water drain to a public sewer and the property is connected to mains water. The responsibility of the main sewerage network, and by extension the maintenance of these sewers, is Anglian Water Services Ltd.

There are several risks associated with climate change that may affect your property ownership. These risks can be divided into the following categories:

- Physical risks: environmental impacts that could affect the value of your property. For example, flooding, subsidence, coastal erosion, wind damage, changes in ground conditions, or other similar issues that arise due to climate change.

- Transition risk: new Government policy, legislation, or regulation that could impact your property ownership. For example, changes to energy performance ratings, retrofitting to meet new standards, the imposition of new obligations on property owners, or other matters that could affect the value, marketability, or use of your property.

- Liability risks: a third party seeking damages from you or your insurer due to loss being sustained as a result of a physical or transitional risk related to climate change.

Please refer to the ClimateIndex™ section of your Environmental Search for further information on how changes to physical and transition risks from flooding, natural ground instability, and coastal erosion may have an impact on your property in the medium/long term future. We cannot advise on any results/risks identified in this search, please refer to your search result and associated guidance for more information.

Please be aware that all UK banks are now implementing climate risks into their credit risk management policies and procedures. Mortgage providers are likely to revise their guidance to reflect this. This may impact your property value in the future.

Please consider that your property and local infrastructure may not be designed to withstand the physical risks that climate change poses, and you may need to take further measures to best protect your finances and the property itself.

You may also wish to consider whether your buildings insurance will cover losses caused or made worse by climate change.

We are neither qualified nor insured to advise on issues associated with climate change. The information provided is purely to make you aware of the potential risks. If you require further advice or have any questions concerning a climate report, please contact the provider, or a qualified expert, or refer to official guidance.

An Environmental Search assesses the extent to which your property may be impacted by environmental concerns, such as contaminated land, flooding, ground stability, and radon.

Please review the Environmental Search in full. We are not experts in assessing environmental risks and cannot accept any liability for, comment, or advise on the content within this search. If you have any technical concerns regarding this information, please contact the relevant authority or a qualified environmental specialist.

Climate Index Result

Your Environmental Search rates the risk climate change may pose to your purchase property in the medium/long term future. These risks may impact the future saleability of your property, and lenders will often consider this before accepting your mortgage offer. We cannot advise on any results/risks identified in this search, please refer to your search result and associated guidance for more information.

The search result reveals that significant risk is predicted within 5 years, and significant risk is predicted to affect your purchase property within a 30-year period.

Contaminated Land Liability

The search result reveals a "pass" for contaminated land liability, indicating that records currently reveal no significant contaminated land risks to the property.

Overall Flood Risk

We have requested a Homebuyers Search on your behalf. This report includes a site or location plan. Within the outline defined by this plan, the property's overall flood risk assessment is high. This is based on the risk of flooding from river, coastal, groundwater, and surface water, as well as historic flood events, flood defences, and flood storage areas.

It is not within our expertise or role to interpret this risk. However, the result may have implications if you wish to insure the property against flooding. Please read the information and guidance in full to ensure you are aware of any potential impact on your purchase property and, where necessary, follow the recommendations outlined.

Ground Stability

The Homebuyers Search has identified a ground stability risk at the property. This indicates the potential for natural or non-natural ground stability challenges resulting from cavities in the ground or infilled land. Please review your search for further guidance and direct any related queries to your surveyor and the relevant authority before exchange of contracts. Please remember, following exchange, you will have no recourse to the seller if you uncover any issue with the property.

Transportation Schemes

The results of the Homebuyers Search identify a historical, current or proposed transport scheme within a predefined radius of your purchase property.

Transportation schemes may include HS2, Crossrail 1 or 2, subway lines, active and historic railways, and subway or railway stations. Please review your search result for a breakdown and analysis of any transport scheme that may affect your property.

We cannot comment on whether any of these schemes will affect the value of your property. However, please raise any queries or concerns before exchange of contracts.

Energy

Your Environmental Search includes an Energy Assessment. This assesses wind and solar farms, power stations, and oil and gas sites within 5km of your purchase property.

As your property lawyers, we cannot comment, instruct, or provide guidance on the implications of this result. Please read the guidance provided within this search and raise any concerns with an experienced and qualified professional.

Planning Constraints

The Homebuyers Search identifies planning constraints that may apply to properties within your area. In line with local authority regulation, common planning constraints or controls may apply to properties within Environmental Protection Zones or places of visual or cultural significance. Please contact your local authority for more details on planning policies within your community. For specific records affecting your purchase property, please refer to your Local Authority Search.

Planning Applications

Within the last 7 years, local planning data processed by Serac Tech indicates there have been 82 planning applications within the vicinity of your property.



Chancel Repair Liability

Chancel repair liability requires property owners within specific parishes to financially contribute to the repairs of the chancel in their local pre-reformation church. Where applicable, chancel liability may be registered on the Title Register. Even if an entry does not appear on the Register, the property may still be exposed to chancel liability.

To mitigate against imposed chancel liability, we have supplied you with a Stewart Title Limited: No Search Chancel Indemnity up to £3M. This is a Successor Cover policy and will cover both you and any future owner of the property.

Overview

The purchase price for this property is £425,000.00.

Please ensure that this is the agreed price on your contract document.

The contract will be supplied to you following the resolution of the enquiries, surveys, and insurance requirements.

Based on the Standard Conditions of Sale, the contract is relatively straightforward. However, there are a couple of points we wish to advise on concerning this agreement.

Exchange of Contracts

A contract to acquire property must be in writing and incorporate all terms agreed upon (Section 2 of the Law and Property (Miscellaneous Provisions) Act 1989). Therefore, the contract excludes liability for anything not contained within the agreed terms.

When the contracts are exchanged, the agreed completion date is inserted into the contract and the transaction becomes legally binding for all parties. It is therefore very important that you advise us if you have any queries on any of the provisions of the contract.

Deposit

At exchange of contracts, you will be required to pay a deposit of 10% of the purchase price. In some cases, you may be able to negotiate a reduction in this amount.

Please be aware that if you exchange contracts using a deposit lower than 10%, and then fail to complete in accordance with the contract, you will be liable to pay the full 10% deposit to the seller.

Under the Standard Conditions of Sale, the seller may use all or part of your deposit monies for the deposit on a new property. Any remainder may be held by their solicitors as "stakeholders" until the purchase has been completed.

Notice to Complete

Failing to complete on the agreed date of completion breaches the terms of your contract.

If this occurs, the seller's solicitor will issue a "Notice to Complete" to establish a new completion date, usually 10 working days after the notice is served. In this scenario, "time is of the essence", as there may not be any further deferral of the completion date once the "Notice to Complete" has expired. Additionally, for each day of delay, you must make interest payments of 4% above the base rate to the seller.

Failure to complete after the "Notice to Complete" expires, entitles the seller to rescind the contract, claim for damages or losses incurred from the breach, and keep the deposit and the accrued interest. Furthermore, you, the purchaser, must return any documentation received from the seller and cancel any registration of the contract.

Late Payment Charges

If the purchase money is not paid by completion, the seller will charge penalty interest on the purchase price at the rate outlined in the contract. It may not be possible to complete until the purchase price and interest are paid in full.

Overview

Once you have purchased the property, your name will be entered on the HM Land Registry Register as the legal owner/proprietor.

As part of the legal transfer of your property, a transfer deed must be completed, signed, and lodged with the Registry. In preparation for exchange of contracts, a copy of the transfer has been drafted and appended to this report for your immediate review.

This must be completed correctly. Please pay careful attention to each detail on the deed. If you find any errors, please notify us immediately.

Common Errors

When reviewing your transfer, please check the spelling of your name and, if applicable, ensure your middle name/s have been entered correctly.

Please also confirm whether the number under the "Consideration" panel, is the agreed sum of money to be paid to the seller.

Declaration of Trust

Please review the "Declaration of Trust" panel. As more than one individual is purchasing the property, you must declare how the property is to be held.

We understand that you intend to hold the property as "joint tenants". This means that you will own the whole property collectively as if you were one entity.

As joint tenants, you cannot allocate your share of the property in your will. If a joint tenant dies, whilst the value of their share of the property will be considered when calculating the value of their estate for inheritance tax purposes, the surviving joint owner(s) will automatically own the whole of the property. This is known as the "right of survivorship".

Please raise any queries as soon as possible.

Additional Provisions

Please review the "Additional Provisions" panel. This section outlines any additional covenants (promises) or agreements between you and the seller.

Once the transfer deed has been lodged, these additional provisions will be recorded by HM Land Registry and must be adhered to. Please review this section carefully and raise any queries with us as soon as possible.

Signing the Transfer

You are legally required to sign the transfer in the physical presence of an independent witness.

Certain criteria apply when nominating a person to witness the signing of the deed:

- They must not be related to you.
- They must be physically present when you sign the deed.
- They must be over 18.

Please remember that you must ensure all information entered on this form is accurate. Any errors or omissions will delay registration.

Intentionally providing false information on a transfer deed may be considered an act of fraud; the maximum penalty for this is 10 years imprisonment, an unlimited fine, or both.

Overview

You are required to file a Stamp Duty Land Tax (SDLT) return with HM Revenue & Customs (HMRC) as part of your purchase. This return details your transaction, providing information that will determine the amount of SDLT required for your purchase property.

As your property lawyers, we will submit the SDLT return for you.

Reviewing Your SDLT Return

The information detailed within this return is based on facts relating to the property, analysis of the transactional information, and details provided by the seller and you as the buyer. When you have reviewed and confirmed the SDLT, it will be lodged with HMRC immediately following completion of your property purchase.

Tax evasion is a crime. You, as the buyer, will be held personally liable for the SDLT payable to HMRC. The onus is on you to ensure you understand your tax commitments and that the details supplied to HMRC are accurate. Please thoroughly review the draft SDLT return and advise us of any errors or omissions immediately.

Additional Properties

In line with current legislation, "additional properties" are subject to an SDLT surcharge.

If you are purchasing the property as your second home, or an investment you intend to let out to tenants, you will be required to pay an additional stamp duty levy of £21,250.00 on the current tax rate.

Your purchase property is classified as an additional property if any of the purchasers own another residential dwelling with a market value of more than £40,000. It does not matter if you acquired your original property as a gift or inheritance, or if the property is located outside of the UK.

Based on the information you have provided, your purchase property may be regarded as an additional property. Therefore, we have included an additional stamp duty levy of £21,250.00 into the total due.

Signing the SDLT Return Draft

After completion, we will submit the approved SDLT draft to HMRC. Once your return has been submitted, HMRC will provide a certificate. It is not possible to register a change in ownership without this certificate.

If a draft has been sent to you to be approved, please ensure it is signed and returned. Please raise any queries with us as soon as possible.

SDLT Payable

As your property lawyers, we will submit payment to HMRC on your behalf. The payment needs to be made within 14 days of completion. You must ensure payment is made on time and in line with our payment terms.

After evaluating your purchase and the information provided to us as part of your transaction, we have calculated the SDLT owed to HMRC as £32500. This calculation considers current legislation and guidance provided by HMRC.

Payment Disclaimer

Although HMRC requires payment within 14 days, we must receive the SDLT payment and all other monies necessary to complete prior to the day of completion, unless monies are coming from your sale.

Fraud Warning

Please be aware that unregulated companies may contact you as a new property owner, claiming that you might be entitled to unclaimed SDLT relief. Their goal is often to suggest that your advisors made an error in calculating the SDLT. These companies typically charge a fee to amend the original SDLT return to claim a refund from HMRC. A significant number of these “reliefs” are incorrectly claimed.

HMRC operates a "refund now, check later" policy, meaning that while you might initially receive a refund, they could require repayment if they later investigate the claim and find an underpayment. However, you can amend an SDLT return up to 12 months after submission, so if you later believe that your SDLT was incorrectly calculated, please speak to us or a properly qualified tax advisor.

Disclaimer and Advice

Please remember that we are legal professionals, not tax and accounting experts. Please seek independent advice from a qualified professional if you have any concerns about payment of SDLT.

As stipulated within your contract, the deposit amount is £42,500.00.

Completion Statement

As your property lawyers, we will provide you with a completion statement prior to completion.

This document itemises the financial costs associated with the purchase, such as the overall price of the property, the deposit, and the fees owed to us. Please note, this list is not exhaustive.

The fees outlined are likely required to be paid at different stages. The completion statement should also include any transactions you have already made or received and is subject to change where further costs arise before completion.

Please review the statement in full to ensure the costs outlined match your expectations. Please raise any queries with us as soon as possible.

Payment Diversion Fraud Warning

Please be aware that the threat of fraud is particularly high where electronic financial transactions take place. Known as Payment Diversion Fraud (PDF), perpetrators intercept emails between buyers, sellers, and their respective solicitors or organisations, to divert payments into bank accounts under their control.

PDF targets specific individuals. If you fall victim to fraud, due to the scale of transactions associated with buying a property, you will likely encounter difficulty recovering the full amount of your financial loss.

Therefore, please be vigilant and exercise caution by double-checking any request for payment or personal information that you receive regarding settling the costs of purchasing this property.

We strongly advise that you do not accept or send any payments to the seller directly.

We will not change bank details during the course of your matter. If you do receive a request of this nature, please contact the office line immediately.

If you are unsure about the legitimacy of a request for funds or have any concerns regarding the above, please contact us immediately.

Empty Homes Premium

Please be aware that if the property is unoccupied and substantially unfurnished for 1 or more years prior to purchase, an additional Council Tax known as "empty homes premium" can be charged. The premium is determined by the property's council tax band, but it doesn't change the band itself. On completion of your purchase, if you occupy the property immediately, the rate will typically revert to the standard council tax rate. As each Local Authority differs, we suggest you contact the Local Authority prior to exchange of contracts to ascertain the rate you will pay based on your circumstances following completion.

Return of Documents Supplied

We cannot move towards exchange of contracts until any documents sent to you have been reviewed and completed where required. This report has been written as a summary and guide for your transaction. It is not intended to replace any of the legal documents that have been supplied to you. Please read these documents in full and advise our team if you have any queries or concerns.

We have requested that you sign certain documents; please do this as soon as possible. Some documents have certain witnessing criteria. If we have advised that a document requires witnessing, please follow the instructions provided. It is important that you follow the witnessing guidance; failing to do so may invalidate your signature.

Please advise us if you have any questions related to these instructions.

Report Limitations

We assume that you and/or a suitably qualified professional, such as a building or structural surveyor, have thoroughly inspected the property. By exchange of contracts, we will presume that you are satisfied with the physical condition of the property.

Please remember that we are legal professionals and not financial advisors, surveyors, or engineers. We cannot comment, advise, or instruct on any financial, building, or professional matter that is not within our stated field of expertise.

We have highlighted some final details and additional points to consider below:

Collection of Keys

While we cannot specify when the keys will be available for collection on the date of completion, we will do our best to complete all matters as soon as possible.

The availability of the keys depends on your position within the chain of transactions. Delays typically occur due to issues with the transfer of mortgage or completion funds, incomplete documentation, or administrative errors that may prevent the seller from providing vacant possession.

The completion funds will be transferred as early as possible. However, we cannot control when they will be received by the seller's solicitors. You will be unable to collect the keys until the seller's solicitors receive the completion funds. We will let you know as soon as we receive confirmation from them.

As your property lawyers, we are not involved in the handover of keys. Typically, the agent holds the keys unless you have made alternative arrangements with the seller. You will need to liaise with the agent and/or seller as necessary.

Gas and Electric Meters

We recommend that you record a reading from the gas and electricity meters on the date you complete and forward this information to the respective suppliers so they can charge you accordingly.

If the gas and/or electricity at the property is monitored by a smart meter, it is likely that your provider automatically receives readings on a regular basis.

Please direct any enquiries to your provider if you are unsure about anything related to the supply of gas and electricity at the property.

Summary Statement

In settings, draft custom text for your firm, noting any details you may wish to disclose to your client and that may be unique to your firm.

Report Acknowledgement

Please read through your Property Report and all accompanying documents in full, and ensure you have responded to any outstanding enquiries we have raised with you.

Once you have completed these steps, you must read the statements below and sign to confirm they are correct to the best of your knowledge.

Please return the signed document to our team as soon as possible.

Please note that you may register up to three official correspondence addresses at section 6 of the transfer, one of which can be an email address.

- I have read and accept the information and findings as outlined in the Property Report.
- I confirm I understand the key terminology used within this Property Report, in the context of my property purchase. Where further guidance or clarity is required, I have sought assistance from my legal representative.
- To the best of my knowledge, I have fully considered the recommended guidance provided within my report.
- I have actioned all instructions as set out by my legal representative.
- Where necessary, I have raised all enquiries with my legal representative, and confirm I have no further queries related to the purchase of my property.
- I accept and understand the responses to all enquiries on the purchase property, as provided by my legal representative, the seller, their agents or any third party who has supplied information on the property or the transaction.
- I am aware my legal representative has not inspected the property and is unable to offer advice or comment on either the physical condition or the boundaries of the property.
- I accept that on exchange of contracts, my purchase of the property becomes legally binding. At this time, I accept (unless otherwise advised) that I will become responsible for insuring the property.
- By signing this Acknowledgement Form, I am confirming all statements listed above and consenting to proceed with the purchase of the property.

Signature for Henry Swift Thompson:

_____

Signature for Catharine Joan Ward Thompson:

_____

Date:

_____

Glossary

As a point of reference, this glossary defines terms that may appear throughout your report.

Class of Title

When property is first registered, a class of title will be granted based on evidence of the owner/proprietor's right to the title (the legal document that proves ownership of property). When buying property, you are buying the legal "title", meaning you are paying for the property as well as the associated legal rights and responsibilities. Different classes of title that can be awarded include:

Absolute Leasehold Title

Indicates that no individual or company holds a better claim over a property than the registered owner/proprietor (subject to the terms of the lease). Granted in most cases, it is considered the best class of title and is HM Land Registry's ownership guarantee.

Good Leasehold Title

Indicates that when a property was first registered, HM Land Registry could not verify that the landlord had full and unrestricted power to grant the lease. This class of title does not guarantee that another individual or company has no claim over a property.

Qualified Leasehold Title

An uncommon class of title granted when a specific defect has been identified in relation to a property and entered on the HM Land Registry Official Copy of the Register.

Contract of Sale

A legal agreement between the purchaser and seller of a property, including information such as, agreed purchase price, completion date, and the conditions of the sale. Once exchanged, the contract becomes legally binding for everyone involved.

Conveyancing

The legal process of transferring property from one individual or company to another. Conveyancers are

property lawyers who facilitate this process.

Conveyancing Searches

Requested on behalf of the purchaser, they provide information on the purchase property that may hold legal implications and impact use or enjoyment of the property. They are an integral part of the conveyancing process.

Covenants

A promise or rule, associated with property, that affects what can or cannot be done by the owner/proprietor.

Deed of Covenant

A legal agreement, common to leasehold transactions, between the lessee and landlord, confirming the leaseholder will uphold the covenants outlined in the lease.

Leasehold Covenant

An obligation set out in the lease.

Positive Covenants

An obligation imposed on a leaseholder to carry out an action related to the property. Examples include, maintaining the interior of a property to a set standard and paying service charges.

Restrictive Covenants

An action that a leaseholder must not undertake. For example, a restrictive covenant may require a leaseholder not to sublet the property to another individual or company.

Date of Completion

The legal end of the conveyancing process undertaken by both the seller and purchaser. At this point, full payment for the property is made and the legal title is officially transferred from the seller to the purchaser. On this date, the purchaser will receive any keys to the property and can move in.

Deed of Variation

A legal document setting out changes to the terms of the lease.

Easements

Practical and legal rights that property may benefit from or be subject to. Common examples include a right of way over neighbouring land to provide access to a property, or a utility company having the right to access key service infrastructure such as sewer systems.

Enfranchisement

A legal process, subject to certain conditions, that provides leaseholders with the right to extend the term of the lease or purchase the freehold.

Freehold

Permanent and absolute ownership of a property and all associated land. The freeholder is an individual or company registered as the owner/proprietor of the freehold building and associated land.

Ground Rent

Ground Rent is a regular payment made by the leaseholder to the freeholder of the property.

Indemnity

An insurance policy protecting current and/or future owners/proprietors and lenders from future financial loss or liability caused by a potential limitation or risk associated with a property.

Landlord

A landlord is the freeholder who grants the lease that permits the leaseholder to use their land/property.

Land Transaction Tax (LTT)

A tax paid on the purchase of property (in Wales) over a certain value. The amount to be paid depends on the value and intended use of the property. Exemptions and reliefs are available for purchasers who meet certain criteria.

Law Society's Protocol Forms

TA6 – Property Information Form

Completed by the seller, this is a questionnaire detailing information about the purchase property. This form is presented to the purchaser during a standard conveyance.

TA7 – Leasehold Information Form

Completed by the seller, this discloses information specific to the lease and leasehold interest, including the service charge and any ground rent payable to the landlord.

TA8 – New Home Information Form

A questionnaire detailing information about a property that is unique to new build purchases. It is the developer who is required to advise on answers to each question.

TA10 – Fittings and contents form

Completed by the seller, this form details which items will be included in the property sale. Once complete, it may become part of the contract between the buyer and seller.

Lease

A legal agreement between the freeholder and leaseholder, outlining each individual or company's responsibilities and obligations regarding a property.

Leasehold

Ownership of a property, but not the land it is built on, for a set period determined by a lease agreement. The leaseholder, commonly referred to as a tenant, holds the lease for a property and must abide by the terms of this agreement.

Lessor

An individual or company who leases their property out to another, commonly referred to as a landlord.

Long Lease

Commonly accepted to range between 90-125 years but may be as high as 999 years, most leases will be long term.

Management Company/Agent

A company or agent employed by a landlord to provide services to a property and administer the terms of the lease on their behalf.

Mortgage

A loan from a mortgagee, such as a bank or building society, used to purchase property. This loan is held by the mortgagee over the land and the borrower pledges the property as security. If repayments are not made, the mortgagee may repossess the property.

Overriding Interests

Interests that affect a property that are not registered with HM Land Registry on the Official Copy of the Register. An example may be a resident occupying the property.

Proprietor/Proprietorship

The individual or company identified as the owner of property. For registered property in England and Wales, the proprietors will be named on HM Land Registry's Official Copy of the Register.

Reserve Fund

A collection of money held by a landlord, on behalf of leaseholders, to cover the cost of unexpected maintenance or major works to the building.

Service Charge

A charge to cover the cost of services related to the general maintenance, management, and insurance on

the building or land a leasehold property is within.

Shared Ownership

A home ownership scheme that allows a leaseholder to purchase a percentage of a property and pay rent to the landlord on the remaining part. Under some shared ownership schemes, leaseholders may be able to gradually increase their share of the property to 100%.

Short lease

A lease with a term of 80 years or less.

Stamp Duty Land Tax (SDLT)

A tax paid on the purchase of property (in England and Northern Ireland) over a certain value. The amount to be paid depends on the value and intended use of the property. Exemptions and reliefs are available for purchasers who meet certain criteria.

Superior Lease

A freeholder may grant a lease to another individual or company. In some cases, this leaseholder may then legally be able to grant another lease, often referred to as an underlease, to another individual or company. The original lease, as granted by the freeholder, then becomes the superior lease.

Transfer Deed (TR1/TP1)

A legally binding document required for the transfer of a property from one owner/proprietor to another.

Tenant

A person who occupies land or property rented from a landlord.

Tenancy

A legal arrangement giving individuals or companies the right to occupy property.

> **Joint Tenancy**
>
> A tenancy agreement where multiple owners/proprietors own a property as joint tenants and enjoy equal rights over the property. In the event of one proprietor's death, the property will pass to the remaining proprietor/s. This form of tenancy may be referred to as "Beneficial Joint Tenants".
>
> **Tenants in Common**
>
> Tenants in Common is distinct from Joint Tenancy in that multiple owners/proprietors may own differing percentages or shares in a property. In the event of one proprietor's death, ownership does not automatically transfer to the remaining proprietor/s and may be passed to another individual or company in a will.

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Disclaimers

This report has been compiled as a summary of the documentation supplied to you as part of your property purchase. It is designed to be an executive summary of the principal information contained in these individual files. Every detail is unable to be covered in depth. Should you have any queries in relation to the contents of this report, please advise us prior to exchange.

The documents themselves have been supplied by the relevant authorities or agents. We are not in a position to verify the accuracy nor validity of the contents therein; and are therefore unable to accept liability for any errors.

This report is private and confidential and has been written expressly and solely for the purpose of informing the named recipient of the legalities of their property purchase. It must not be disclosed or transferred in part or whole to any other party without the express written consent of Setfords Solicitors. An exception is made for this report to be shared with your financial or professional advisors.

We as your conveyancer express no opinion or advice on the value of your purchase property. If you have any query as to the market value of the property, we recommend you seek an independent valuation.

In compiling this report, we have relied on the information provided by yourself, the seller and their solicitor, the nominated authorities and other third-party agents. Should any information be found to be inaccurate, and you subsequently experience any financial loss, we cannot be held responsible.

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Official copy of register of title

Title number CB279464 | Edition date 27.10.2025

- This official copy shows the entries on the register of title on 01 DEC 2025 at 08:57:54.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 01 Dec 2025.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Peterborough Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

CAMBRIDGESHIRE : CAMBRIDGE

1 (13.01.2004) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 76, St Bartholomews Court, Riverside, Cambridge (CB5 8JD).

NOTE: Only the ground floor flat is included in the title.

2 (13.01.2004) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 7 November 2003
Term : 125 years less 3 months from 25 December 2002
Parties : (1) River View Management Company (Cambridge) Limited
(2) Martin Grant Homes Limited
(3) Derek John Cooper

3 (13.01.2004) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.

4 (13.01.2004) The landlord's title is registered.

5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

B: Proprietorship Register continued

1 (27.10.2025) PROPRIETOR: DANIEL THOMAS COOPER of 4 Einstein Crescent, Duston, Northampton NN5 6FY and GEMMA BETHANY BATES of 19 Abbots Crescent, St. Ives, Cambridgeshire PE27 3YA.

2 (27.10.2025) The value stated as at 27 October 2025 was £425,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

1 (13.01.2004) A Transfer of the freehold estate in the land in this title and other land dated 3 January 2001 made between (1) Anglian Water Services Limited (Transferor) and (2) Navydock Limited (Transferee) contains the following covenants:-

"The Transferee covenants with the Transferor so as to bind the Property and each and every part thereof into whosoever hands the same may come and all persons deriving title by through or under the Transferee and also pursuant to Section 30 of the Anglian Water Authority Act 1977 that the Transferee will at all times observe and perform the following restrictions namely:

Not to do or cause or permit or suffer to be done so far as they are able anything which may in any way:

(i) injure or damage the Seller's pipes

(ii) interfere with the free flow and passage of water through the Seller's pipes or through any part or parts thereof or with the support thereof from the subjacent and adjacent land and soil including minerals (without prejudice to the provisions of Section 188 and Schedule 14 to the Water Industry Act 1991)

(iii) interfere materially with or in any way obstruct the Transferor's access to the Seller's pipes

AND the Transferee shall take all reasonable precautions to prevent any such injury damage interference or obstruction"

End of register

Energy performance certificate (EPC)

76 St. Bartholomews Court Riverside CAMBRIDGE CB5 8JD	Energy rating **C**	Valid until: **25 July 2029** Certificate number: **0265-2826-6536-9521-1881**

Property type	Ground-floor flat
Total floor area	80 square metres

Rules on letting this property

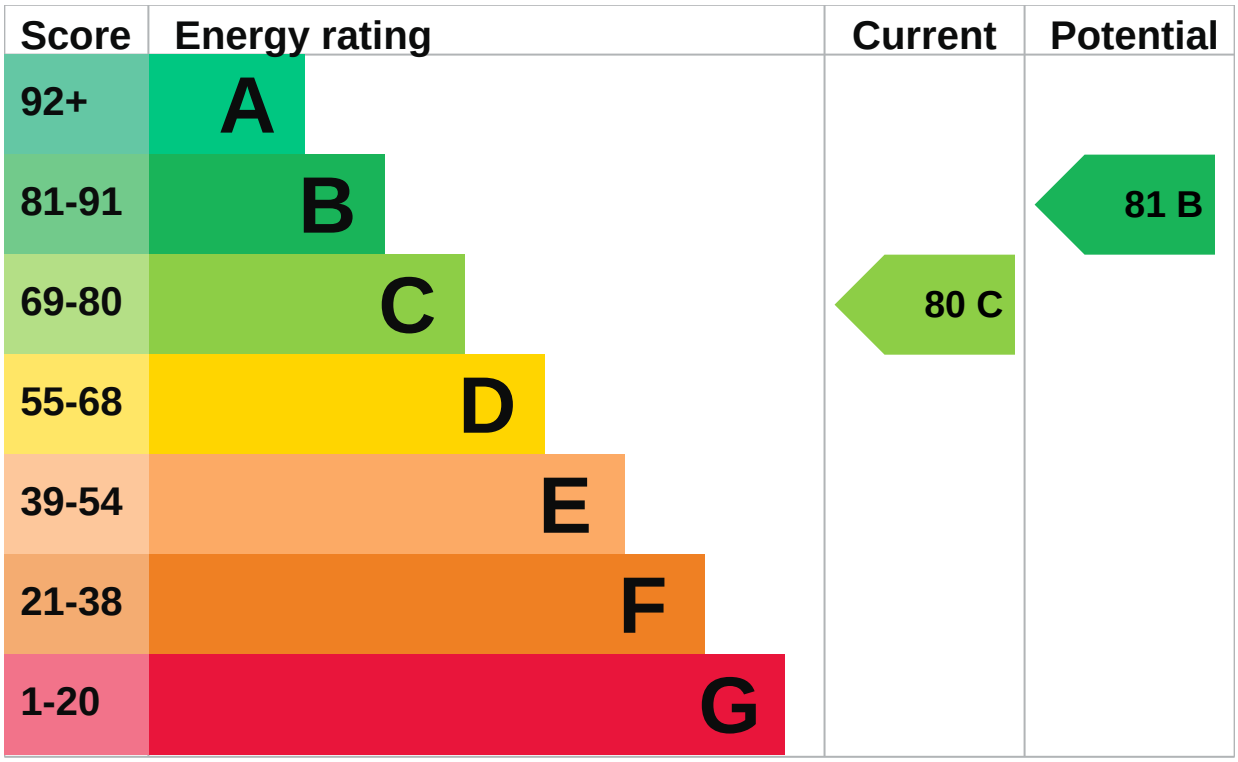
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property’s energy rating is C. It has the potential to be B.

See how to improve this property’s energy efficiency.



The graph shows this property’s current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property’s energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property’s age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 56% of fixed outlets	Good
Roof	(another dwelling above)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 110 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£426 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £27 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 2,138 kWh per year for heating
- 2,477 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is B. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	1.5 tonnes of CO2
This property's potential production	1.5 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£20	£27

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Andrew Giddings
Telephone	07508243196
Email	andygiddings@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK302213
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	26 July 2019
Date of certificate	26 July 2019
Type of assessment	RdSAP

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Official copy of register of title

Title number CB298956 | Edition date 01.09.2005

- This official copy shows the entries on the register of title on 27 JAN 2026 at 09:40:26.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 27 Jan 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Peterborough Office.

A: Property Register

This register describes the land and estate comprised in the title.

CAMBRIDGESHIRE : CAMBRIDGE

1 (01.02.2001) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1-12 (inc), 14-23 (inc) and 76-90 (inc) St Bartholomew's Court, Riverside,Cambridge

NOTE: As to the part tinted blue on the title plan the air space from ground floor level to the underside of the building at first floor level is not included in the title.

2 (01.09.2005) The land has the benefit of the rights granted by a Transfer of the land in this title dated 31 August 2005 made between 1) Martin Grant Homes Limited and 2) Martin Grant (Holdings) Limited.

NOTE: Copy filed.

3 The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the adjoining land to the south dated 20 June 2003 made between 1) Martin Grant Homes Limited and 2) Circle Thirty Three Housing Trust Limited.

NOTE: Copy filed under CB273818.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1 (01.09.2005) PROPRIETOR: MARTIN GRANT (HOLDINGS) LIMITED (Co. Regn. No. 01166299) of Grant House, Felday Road, Abinger Hammer, Dorking, Surrey RH5 6QP.

C: Charges Register

This register contains any charges and other matters that affect the land.

Title number CB298956

1 (01.02.2001) A Transfer of the land in this title and other land dated 3 January 2001 made between (1) Anglian Water Services Limited (Transferor) and (2) Navydock Limited (Transferee) contains the following covenants:-

"The Transferee covenants with the Transferor so as to bind the Property and each and every part thereof into whosoever hands the same may come and all persons deriving title by through or under the Transferee and also pursuant to Section 30 of the Anglian Water Authority Act 1977 that the Transferee will at all times observe and perform the following restrictions namely:

Not to do or cause or permit or suffer to be done so far as they are able anything which may in any way:

(i) injure or damage the Seller's pipes

(ii) interfere with the free flow and passage of water through the Seller's pipes or through any part or parts thereof or with the support thereof from the subjacent and adjacent land and soil including minerals (without prejudice to the provisions of Section 188 and Schedule 14 to the Water Industry Act 1991)

(iii) interfere materially with or in any way obstruct the Transferor's access to the Seller's pipes

AND the Transferee shall take all reasonable precautions to prevent any such injury damage interference or obstruction".

2 (01.02.2001) The land is subject to the following rights reserved by the Transfer dated 3 January 2001 referred to above:-

"There is reserved to the Transferor the right for itself and its successor in title to go on to the Property for the purpose of installing, inspecting, laying, maintaining and repairing the pipes, mains, wires and cables (hereinafter called "the Seller's pipes") under the Property doing as little damage as possible to the Property and reinstating the surface of the same as soon as possible PROVIDED THAT the Transferor shall consult fully with the Transferee prior to the installation of any of the Seller's pipes and shall comply with such reasonable requirements as the Transferee may express as to the location and installation of any such".

3 (01.09.2005) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	9.6.2003	1 to 12 (inc) 14 to 23 (inc) and 76 to 90 (inc) St Bartholomew's Court	29.5.2003 125 years from 25.12.2002	CB272896

End of register

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Official copy of register of title

Title number CB272896 | Edition date 31.08.2017

- This official copy shows the entries on the register of title on 27 JAN 2026 at 09:40:28.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 27 Jan 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Peterborough Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

CAMBRIDGESHIRE : CAMBRIDGE

1 (09.06.2003) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 1-23 (inclusive) and 76-90 (inclusive) St Bartholomew's Court, Cambridge.

NOTE 1: The land and airspace below that part of the building shown tinted blue on the filed plan are excluded from the title.

NOTE 2: The airspace above the land edged red on the filed plan is excluded from the title.

2 (09.06.2003) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 29 May 2003
Term : 125 years from 25 December 2002
Rent : As therein mentioned
Parties : (1) Martin Grant Homes Limited
(2) River View Management Company (Cambridge) Limited

3 (09.06.2003) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.

4 (09.06.2003) The lessor's title is registered.

5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1 (09.06.2003) PROPRIETOR: RIVER VIEW MANAGEMENT COMPANY (CAMBRIDGE) LIMITED (Co. Regn. No. 1363485) of Hill House, 67-71 Lowlands Road, Harrow, Middx HA1 3EQ.

C: Charges Register

This register contains any charges and other matters that affect the land.

1 (09.06.2003) A Transfer of the freehold estate in the land in this title dated 3 January 2001 made between (1) Anglian Water Services Limited (Transferor) and (2) Navydock Limited (Transferee) contains the following covenants:-

"The Transferee covenants with the Transferor so as to bind the Property and each and every part thereof into whosoever hands the same may come and all persons deriving title by through or under the Transferee and also pursuant to Section 30 of the Anglian Water Authority Act 1977 that the Transferee will at all times observe and perform the following restrictions namely:

Not to do or cause or permit or suffer to be done so far as they are able anything which may in any way:

(i) injure or damage the Seller's pipes

(ii) interfere with the free flow and passage of water through the Seller's pipes or through any part or parts thereof or with the support thereof from the subjacent and adjacent land and soil including minerals (without prejudice to the provisions of Section 188 and Schedule 14 to the Water Industry Act 1991)

(iii) interfere materially with or in any way obstruct the Transferor's access to the Seller's pipes

AND the Transferee shall take all reasonable precautions to prevent any such injury damage interference or obstruction"

2 (09.06.2003) The land is subject to the following rights reserved by the Transfer dated 3 January 2001 referred to above:-

"There is reserved to the Transferor the right for itself and its successor in title to go on to the Property for the purpose of installing, inspecting, laying, maintaining and repairing the pipes, mains, wires and cables (hereinafter called "the Seller's pipes") under the Property doing as little damage as possible to the Property and reinstating the surface of the same as soon as possible PROVIDED THAT the Transferor shall consult fully with the Transferee prior to the installation of any of the Seller's pipes and shall comply with such reasonable requirements as the Transferee may express as to the location and installation of any such"

3 (28.08.2003) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

In addition, certain leases grant the exclusive right to use the balcony as more particularly described in the schedule of leases.

NOTE: Each lease is referenced by edged and numbered in blue on the supplementary plan to the title plan.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	28.08.2003 edged and numbered 1 in blue	86 St Bartholomews Court (Second Floor Flat)	31.07.2003 125 years (less 3 months) from 25.12.2002	CB275419
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 1 in brown on the supplementary plan to the title plan			
2	29.08.2003 edged and numbered 2 in blue	88 St Bartholomews Court (Third Floor Flat)	31.07.2003 125 years (less 3 months) from 25.12.2002	CB275420
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 2 in brown on the supplementary plan to the title plan			
3	29.08.2003 edged and numbered 3 in blue	90 St Bartholomews Court (Fourth Floor Flat)	31.07.2003 125 years (less 3 months) from 25.12.2002	CB275476
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 3 in brown on the supplementary plan to the title plan			
4	08.09.2003 edged and numbered 4 in blue	89 St Bartholomews Court (Third Floor Flat)	01.08.2003 125 years (less 3 months) from 25.12.2002	CB275750
5	15.09.2003 edged and numbered 5 in blue	5 St Batholomews Court (Fourth Floor Flat)	22.08.2003 125 years (less 3 months) from 25.12.2002	CB275950
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 4 in brown on the supplementary plan to the title plan			
6	23.09.2003 edged and numbered 6 in blue	3 St Bartholomews Court (Third Floor Flat)	27.08.2003 125 years (less 3 months) from 25.12.2002	CB276203
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 5 in brown on the supplementary plan to the title plan			
7	26.09.2003 edged and numbered 7 in blue	4 St Bartholomews Court (Third Floor Flat)	27.08.2003 125 years (less 3 months) from 25.12.2002	CB276327
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 6 in brown on the supplementary plan to the title plan			
8	08.10.2003 edged and numbered 14 in blue	6 Bartholomew's Court (Fourth Floor Flat)	29.08.2003 125 years (less 3 months) from 25.12.2002	CB276660
	NOTE 1: This lease grants the exclusive right to use the balcony edged and numbered 14 in brown on the supplementary plan to the title plan NOTE 2: This lease grants the exclusive right to use the accessway edged and numbered 1 in mauve on the supplementary plan to the title plan			
9	21.10.2003 Edged and numbered 8 in blue	83 St Bartholomew's Court (Third Floor Flat)	25.09.2003 125 years less 3 months from 25.12.2002	CB277078

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 7 in brown on the supplementary plan to the title plan			
10	21.10.2003 Edged and numbered 9 in blue	77 St Bartholomew's Court (Ground Floor Flat)	25.09.2003 125 years less 3 months from 25.12.2003	CB277076
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 8 in brown on the supplementary plan to the title plan			
11	04.11.2003 Edged and numbered 10 in blue	79 St Bartholomew's Court (First Floor Flat)	25.09.2003 125 years less 3 months from 25.12.2002	CB277424
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 9 in brown on the supplementary plan to the title plan			
12	04.11.2003 Edged and numbered 11 in blue	78 St Bartholomew's Court (First Floor Flat)	25.09.2003 125 years less 3 months from 25.12.2002	CB277421
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 10 in brown on the supplementary plan to the title plan			
13	05.11.2003 Edged and numbered 12 in blue	82 St Bartholomew's Court (Third Floor Flat)	25.09.2003 125 years less 3 months from 25.12.2002	CB277459
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 12 in brown on the supplementary plan to the title plan			
14	20.11.2003 Edged and numbered 13 in blue	1 St Bartholomew's Court (Ground Floor Flat)	31.10.2003 125 years less 3 months from 25.12.2002	CB277951
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 13 in brown on the supplementary plan to the title plan			
15	21.11.2003 Edged and numbered 15 in blue	9 St Bartholomew's Court (First Floor Flat)	30.10.2003 125 years less 3 months from 25.12.2002	CB277996
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 15 in brown on the supplementary plan to the title plan			
16	28.11.2003 Edged and numbered 16 in blue	12 St Bartholomew's Court (Second Floor Flat)	30.10.2003 125 years less 3 months from 25.12.2002	CB278220
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 17 in brown on the supplementary plan to the title plan			
17	01.12.2003 Edged and numbered 17 in blue	15 St Bartholomew's Court (Third Floor Flat)	27.10.2003 125 years less 3 months from 25.12.2002	CB278265
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 18 in brown on the supplementary plan to the title plan			
18	04.12.2003 Edged and numbered 18 in blue	87 St Bartholomew's Court (Second Floor Flat)	06.10.2003 125 years less 3 months from 25.12.2002	CB278399
19	05.12.2003 Edged and numbered 19 in blue	2 St Bartholomew's Court (First Floor Flat)	27.08.2003 125 years less 3 months from 25.12.2002	CB278441
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 19 in brown on the supplementary plan to the title plan			

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
20	11.12.2003 Edged and numbered 20 in blue	11 St Bartholomew's Court (Second Floor Flat)	30.10.2003 125 years less 3 months from 25.12.2002	CB278591
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 20 in brown on the supplementary plan to the title plan			
21	23.12.2003 Edged and numbered 21 in blue	10 St Bartholomew's Court (First Floor Flat)	31.10.2003 125 years less 3 months from 25.12.2002	CB279033
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 21 in brown on the supplementary plan to the title plan			
22	24.12.2003 Edged and numbered 22 in blue	80 St Bartholomew's Court (Second Floor Flat)	07.11.2003 125 years less 3 months from 25.12.2002	CB279049
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 22 in brown on the supplementary plan to the title plan			
23	08.01.2004 Edged and numbered 23 in blue	23 St Bartholomew's Court (Third Floor Flat)	12.12.2003 125 years less 3 months from 25.12.2002	CB279304
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 23 in brown on the supplementary plan to the title plan			
24	13.01.2004 Edged and numbered 24 in blue	76 St Bartholomew's Court (Ground Floor Flat)	07.11.2003 125 years less 3 months from 25.12.2002	CB279464
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 24 in brown on the supplementary plan to the title plan			
25	19.01.2004 Edged and numbered 25 in blue	81 St Bartholomew's Court (Second Floor Flat)	25.09.2003 125 years less 3 months from 25.12.2002	CB279694
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 25 in brown on the supplementary plan to the title plan			
26	19.01.2004 Edged and numbered 26 in blue	22 St Bartholomew's Court (Third Floor Flat)	12.12.2003 125 years less 3 months from 25.12.2002	CB279695
27	20.01.2004 Edged and numbered 27 in blue	20 St Bartholomew's Court (Second Floor Flat)	12.12.2003 125 years less 3 months from 25.12.2002	CB279753
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 26 in brown on the supplementary plan to the title plan.			
28	30.01.2004 Edged and numbered 28 in blue	18 St Bartholomew's Court (First Floor Flat)	12.12.2003 125 years less 3 months from 25.12.2002	CB280130
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 27 in brown on the supplementary plan to the title plan			
29	04.02.2004 Edged and numbered 29 in blue	21 St Bartholomew's Court (Second Floor Flat)	12.12.2003 125 years less 3 months from 25.12.2002	CB280290
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 28 in brown on the supplementary plan to the title plan			
30	03.03.2004 Edged and	14 St Bartholomew's Court (Third Floor Flat)	19.12.2003 125 Years less	CB281291

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	numbered 30 in blue		3 months from 25.12.2002	
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 29 in brown on the supplementary plan to the title plan			
31	18.03.2004 Edged and numbered 31 in blue	85 St Bartholomew's Court (First Floor Flat)	09.12.2003 125 years less 3 months From 25.12.2002	CB281764
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 30 in brown on the supplementary plan to the title plan			
32	07.04.2004 Edged and numbered 32 in blue	84 St Bartholomew's Court (Ground Floor Flat)	19.03.2004 125 years less 3 months from 25.12.2002	CB282390
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 31 in brown on the supplementary plan to the title plan			
33	16.08.2004 Edged and numbered 33 in blue	19 St Bartholomew's Court (First Floor Flat)	12.12.2003 125 years less 3 months From 25.12.2002	CB286527
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 33 in brown on the supplementary plan to the title plan			
34	09.09.2004 Edged and numbered 34 in blue	17 St Bartholomew's Court (Ground Floor Flat)	07.07.2004 125 years less 3 months from 25.12.2002	CB287274
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 34 in brown on the supplementary plan to the title plan			
35	24.11.2004 Edged and numbered 35 in blue	8 St Bartholomew's Court (Ground Floor Flat)	29.10.2004 125 years less 3 months from 25.12.2002	CB289758
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 35 in brown on the supplementary plan to the title plan			
36	30.11.2004 Edged and numbered 36 in blue	7 St Bartholomew's Court (Ground Floor Flat)	29.10.2004 125 years less 3 months from 25.12.2002	CB289915
	NOTE: This lease grants the exclusive right to use the patio edged and numbered 36 in brown on the supplementary plan to the title plan			
37	18.04.2005 Edged and numbered 37 in blue	16 St Bartholomew's Court (Ground Floor Flat)	21.03.2005 125 years less 3 months from 25.12.2002	CB294291
	NOTE: This lease grants the exclusive right to use the balcony edged and numbered 37 in brown on the supplementary plan to the title plan			

End of register

Regulated Local Authority Search

Enquiries of The Local Authority (2016 Edition) Search Details

Prepared for: Setfords Solicitors
Matter: T7398/2
Client address: 74 North Street, Guildford, GU1 4AW

Property:
76 St. Bartholomews Court, Riverside, Cambridge, CB5 8JD

Local Authority:
Cambridge City Council
Mandela House, The Guildhall, Market Square, Cambridge, CB2 3QJ

Date Returned:	Property type:
18/11/2025	Residential

This search was provided by InfoTrack Ltd* – t. 0207 186 8090, e: helpdesk@infotrack.co.uk. Our search terms and conditions (issued by InfoTrack) can be viewed at www.infotrack.co.uk, or supplied on request. This search is also subject to terms and conditions issued by the Data Supplier. InfoTrack is registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code. Visit www.propertycodes.org.uk for more information. *Please note, we may subcontract search compilation in some areas.

InfoTrack UK Limited, Level 11, 91 Waterloo Road, London, SE1 8RT
T: 0207 186 8090 **E:** helpdesk@infotrack.co.uk

Summary for Conveyancers

At InfoTrack Ltd we believe in adding value to our search products. This summary identifies matters revealed which you may wish to highlight to your client or investigate further. It is intended as a snapshot of the information contained in the search, should in no way be considered legal advice, and should be taken in context with the full search information and with your client's planned use and enjoyment of the property.

We have included recommendations for further actions at the end of the summary. We hope you find it helpful.

Local Land Charges

The property is subject to:

Planning Charge(s) [Part Three]

Planning

This report reveals no planning entries since 1 January 1990

Building Regulations

This report reveals no building regulation entries since 1 January 2010

Development Plan Designations

The report reveals the following:

Within:

- Mineral Safeguarding Area - Chalk
- Mineral Safeguarding Area - Sand and Gravel
- Plan Area Boundary
- Cambridge City Boundary
- Conservation Area

Road Adoption & Public Rights of Way

Name	USRN	Type	Number/Code	Status
RIVERSIDE	5400399	Road	N/A	HMPE

Road, Rail and Traffic Schemes

There are a number of proposed railway developments at various stages of design within Cambridgeshire. Please see the County Councils Long Term Transport Strategy for further information. https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/transport-plans-and-policies/long-term-transport-strategy A number of railway level crossings within Cambridgeshire are proposed for closure or modification under Network Rail's 'Anglia level crossing proposals'. Further information is available at: http://www.networkrail.co.uk/anglialevelcrossings/ The property is within a Local Authority area in which there is a proposal to create a Central Section between Bedford and Cambridge. for more information please see: https://eastwestrail.co.uk/

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Road Adoption & Public Rights of Way

The plan below shows roads, footpaths and footways included under enquiry 2.1a by way of centre line only, and any Public Rights of Way which cross or abut the property boundary. For further information see the responses to enquiries 2.1 to 2.5 of this search.

Please note that the plan is for indicative purposes only and cannot be used to comment on the extent of adopted highway, width of a highway, or whether or not any existing highway directly abuts the boundary of the property.

If you require any further clarification on any information revealed please call 0207 186 8090, email helpdesk@infotrack.co.uk or visit www.infotrack.co.uk to order a Highways Search.



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Key:

- Highway Maintainable at Public Expense (HMPE)
- Not Highway Maintainable at Public Expense (Not HMPE)
- Highway Part Maintainable at Public Expense (Part HMPE)
- Public Footpath
- Public Right of Way
- Public Bridleway
- Public Byway
- Public Restricted Byway

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Recommendations

In light of the above entries, we would recommend the following items which can be ordered through our website:

Planning

- **Planning Report:** as a Local Search does not consider planning applications or permissions relating to other properties nearby
- **Indemnity insurance quotation:** if Planning Permission has not been revealed for alterations carried out to the property

Building Control and Restrictions on Land or Development Use

- **Indemnity insurance quotation:** if Completion Certificates have not been revealed for all alterations carried out to the property

Environmental Issues

- **Environment Report:** this Local Search result does not show any records of contamination held by the Local Authority. However, these records only indicate land that has been fully investigated and designated as Contaminated Land, and does not confirm that a site will not be investigated in the future. As most councils have not yet completed their contamination records, you should consider an Environment Report.

Next Steps

For more information or to order any of the recommended documents or additional searches, copies of entries or charges, or to obtain a quote for insurance please call 0207 186 8090, email helpdesk@infotrack.co.uk or visit www.infotrack.co.uk

Copies of Documents

Where available, links to copies of documents have been added to this report. To access, click on the reference highlighted blue, or scan the QR code.

Further documents may be available and can be requested through our website, fees may apply.

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Report of Entries in the Local Land Charges, Planning & Building Regulation Registers

Local Land Charges as at 12 November 2025

Part	Reference	Description	Date of Registration
3	AD149072	Area of Special Advertisement Control Town and Country Planning Act 1947	21.06.1954
3	PT13060744	Deed of variation dated 29 March 2001 relating to Land at Riverside, Cambridge between Cambridge City Council and Navydock Limited and Anglian Water Services Limited Planning Reference: C/97/1012 Town and Country Planning Act 1990	31.10.2023
3	PT70337	Planning Obligation relating to the former pumping station at Riverside (St Bartholomews Court), dated 5 November 2002 between Cambridge City Council and Martin Grant Homes Limited and AIB Group (UK) PLC.(S.106 TCPA 1990) Planning Reference C/02/0490 and Planning Reference C/97/1012 Town and Country Planning Act 1990 Ref: C/02/0490	05.11.2002
3	C/02/0490	Former Riverside Pumping Station, Riverside, Cambridge, CB5 8HN Full Planning Application (HISTORIC) Conditional Planning Permission dated 05/11/2002 Variation to Planning Permission C/97/1012/FP consisting of internal alterations in part of block A to provide for 11 affordable flats instead of 8 flats previously approved. Issued to: Martin Grant Homes designated by virtue of Town and Country Planning Act 1990 TLC Ref: AP38240	05.11.2002
3	C/97/1012	Riverside Pumping Station Site, Riverside, Cambridge, CB5 8HN Full Planning Application (HISTORIC) Conditional Planning Permission dated 29/03/2001 Erection of 45 flats and 41 houses (full application). Issued to: Riverside Estates designated by virtue of Town and Country Planning Act 1990 TLC Ref: AP39728	29.03.2001
3	C/97/1019	Riverside Pumping Station Site, Riverside, Cambridge, CB5 8HN Conservation Consent (historic) Conditional Planning Permission dated 26/05/1999 Conservation Area Consent Application for demolition of pumping station and ancillary facilities. Issued to: Riverside Estates designated by virtue of Town and Country Planning Act 1990 TLC Ref: AP39691	26.05.1999

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3	C/96/1117	Riverside Pumping Station Site, Riverside, Cambridge, CB5 8HN Advert Consent (Historic) Conditional Planning Permission dated 30/01/1997 Retention of existing non-illuminated sale board sign. Issued to: Anglian Water Services Ltd designated by virtue of Town and Country Planning Act 1990 TLC Ref: AP38504	30.01.1997
3	C/95/4439	Riverside Pumping Station Site, Riverside, Cambridge, Cambridgeshire, CB5 8HN Advert Consent (Historic) Conditional Planning Permission dated 15/06/1995 ERECTION OF A NON ILLUMINATED SALE BOARD SIGN. (AMENDED BY DRAWING STAMPED 07.06.95). Issued to: ANGLIAN WATER SERVICES LTD designated by virtue of Town and Country Planning Act 1990 TLC Ref: AP38637	15.06.1995

Other Planning History from 1 January 1990

This search reports information on planning and other matters relating to the subject property only. If required, information relating to other properties in the vicinity can be supplied on receipt of a separate search request.

Reference	Description	Decision	Date of Decision
	There are no entries relating to this property		

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Building Regulations from 1 January 2010

Reference	Description	Decision	Date of Decision	Date of Completion Certificate (if issued)
	There are no entries relating to this property			

Decision Key

ACC	Accepted	CPS	Competent Persons Scheme	PA	Plans Approved
ACK	Acknowledged	DA	Demolition Accepted	PAC	Plans Approved Conditionally
AD	Appeal Dismissed	DN	Demolition Notice	PANR	Prior Approval Not Required
AND	Application not requiring a decision	DO	Disposed Of Undetermined	PCL	Certificate of Lawfulness Permitted
AOA	Allowed on Appeal	EBR	App exempt Building Regulations	PD	Permitted Development
AR	Appeal Refused	ENR	EIA Not Required	PEN	Pending
ARPP	Amendment Requires Planning Permission	ER	EIA Required	PPU	Pass plans unconditionally, all types
		IN	Referred to Approved Inspector		
AU	Appeal Upheld	INA	Initial Notice Accepted	PU	Proposed use/development is Lawful
AW	Appeal Withdrawn	IVN	Investigation Needed		
BN	Building Notice	LBC	Listed Building Consent	R	Refusal
BNA	BN ONLY – Accepted	N/A	Not Available (CPS Entries N/A Not Applicable)	RG	Regularisation
CAC	Conservation Area Consent			RPA	Refuse Prior Approval
COL	Certificate of Lawfulness	NOBJ	No Objections	TWP	Permitted (Only for Tree Works)
CP	Conditional Permission	NPW	Not proceeded with	WD	Withdrawn
CPFP	Approve with conditions - Full Plans	P	Permission		

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Enquiries of the Local Authority (2016 Edition)

Additional Information

Planning history prior to our advertised 'Other Planning History from' date is available on request and we will endeavour to return all the data held by this local authority. However, there could be delays in obtaining this information due to the way historical records can be stored.

PLANNING AND BUILDING REGULATIONS	
Planning and Building Decisions and Pending Applications	
1.1 Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications or agreements:	1.1
(a) a planning permission;	(a) Any entries are listed in our report
(b) a listed building consent;	(b) Any entries are listed in our report
(c) a conservation area consent;	(c) Any entries are listed in our report
(d) a certificate of lawfulness of existing use or development;	(d) Any entries are listed in our report
(e) a certificate of lawfulness of proposed use or development;	(e) Any entries are listed in our report
(f) certificate of lawfulness of proposed works for listed buildings;	(f) Any entries are listed in our report
(g) a heritage partnership agreement;	(g) Any entries are listed in our report
(h) a listed building consent order;	(h) Any entries are listed in our report
(i) a local listed building consent order;	(i) Any entries are listed in our report
(j) building regulations approval;	(j) Any entries are listed in our report
(k) a building regulation completion certificate; and	(k) Any entries are listed in our report
(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?	(l) Refer to vendor, please see Informatives (2) and (3)
Informative (1) This reply does not cover other properties in the vicinity of the property. (2) As from 1 April 2002 the installation of a replacement window, roof light or roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under the Fenestration Self-Assessment Scheme by the Glass and Glazing Federation. (3) Question 'l'. Competent Persons Scheme. These records are not routinely held by the Local Authority. Information is available from the appropriate Scheme Managers direct. This includes - heat producing gas appliances; oil-fired combustion devices, oil storage tanks and heating and hot water services systems connected to them; certain solid fuel burning appliances and heating and hot water service systems connected to them; air conditioning or ventilation systems; lighting or electric heating systems; certain electrical installations; sanitary ware or washing facilities and cavity wall insulation. The client is advised to apply to the vendor for details of any works or completions issued under Competent Persons Schemes. Please note: when included, the Application Completion Date is indicative of the date the works were completed on site.	

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Planning Designations and Proposals 1.2 What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?	1.2 Cambridge Local Plan, adopted October 2018; Cambridge East Area Action Plan, adopted 21st February 2008 (except policies CE/3 and CE/35 which are replaced by policy 13 of the Cambridge Local Plan 2018); North West Cambridge Area Action Plan, adopted on 22nd October 2009 and the Cambridgeshire and Peterborough Minerals and Waste Local Plan adopted July 2021; Greater Cambridge Local Plan consultation submitted on November 2021 Within: • Mineral Safeguarding Area - Chalk • Mineral Safeguarding Area - Sand and Gravel • Plan Area Boundary • Cambridge City Boundary • Conservation Area
Informative This reply reflects policies or proposals in any existing adopted plan and in any formally proposed alteration or replacement plan but does not include policies contained in Planning Guidance Notes or Supplementary Planning Documents. Further enquiries should be made to the local authority's Planning and Highways Department. Information regarding flooding is not provided as standard in answer to this enquiry and should be sought directly from the local authority and: Environment Agency: https://www.gov.uk/government/organisations/environment-agency Resources Wales: English https://naturalresources.wales/?lang=en Cymraeg https://naturalresources.wales/?lang=cy	

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ROADS AND PUBLIC RIGHTS OF WAY	
Roads, footways and footpaths	
2.1 Which of the roads, footways and footpaths named in the application for this search are:	2.1
(a) highways maintainable at public expense;	(a) RIVERSIDE • Highway maintainable at public expense
(b) subject to adoption and, supported by a bond or bond waiver;	(b) No
(c) to be made up by a local authority who will reclaim the cost from the frontagers; or	(c) No
(d) to be adopted by a local authority without reclaiming the cost from the frontagers?	(d) No
Informative If a road, footpath or footway is not a highway, there may be no right to use it. Please note that if a plan is included in response to Q2.1 the full extent, for example with regard to verges, of the adoption status of the roads, footways and footpaths indicated may not be revealed. Information as to the full extent of publicly maintained highways can be obtained through our Highways Search service.	

Public Rights of Way	
2.2 Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map?	2.2 No
2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on a definitive map or revised definitive map?	2.3 No
2.4 Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?	2.4 No
2.5 If so, please attach a plan showing the approximate route.	2.5 Not applicable
Informative Please note that additional Public Rights of Way may exist other than those shown on the definitive map.	

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OTHER MATTERS	
Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property?	
Land required for Public Purposes	
3.1 Is the property included in land required for public purposes?	3.1 No
Land to be acquired for Road Works	
3.2 Is the property included in land to be acquired for road works?	3.2 No
Drainage Matters	
3.3 (a) Is the property served by means of a sustainable urban drainage system (SuDS)? (b) Are there any SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance? (c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?	3.3 (a) Information not available, please see Informative (b) Information not available, please see Informative (c) Information not available, please see Informative
Informative Many Local Authority records do not allow for the provision of comprehensive answers for these questions. We therefore recommend checking planning approvals, Section 106 Agreements and referring to the vendor in order to establish if the property is served by a Sustainable Urban Drainage System.	

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Nearby Road Schemes	
3.4 Is the property (or will it be) within 200 metres of any of the following:-	3.4
(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme;	(a) No
(b) the centre line of a proposed alteration or improvement to an existing road, involving the construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway;	(b) No
(c) the outer limits of construction works for a proposed alteration or improvement to an existing road, involving (i) the construction of a roundabout (other than a mini roundabout) or (ii) widening by the construction of one or more additional traffic lanes;	(c) No
(d) the outer limits of: (i) construction of an new road to be built by local authority; (ii) an approved alteration or improvement to an existing road involving the construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway:- or (iii) construction a roundabout (other than a mini roundabout) or widening by the construction of one or more additional traffic lanes;	(d) No
(e) the centre line of the possible route of a new road under proposals published for public consultation; or;	(e) No
(f) the outer limits of: (i) construction of a proposed alteration or improvement to an existing road involving the construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; (ii) construction of a roundabout (other than a mini roundabout) or (iii) widening by the construction of one or more additional traffic lanes, under proposals published for public consultation	(f) No
Informative Where the property sits near to the Local Authority boundary, enquirers are advised to seek further information from the neighbouring Local Authority.	

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Nearby Railway Schemes 3.5 (a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail? (b) Are there any proposals for a railway, tramway, light railway or monorail within the local authority's boundary?	3.5 (a) No (b) There are a number of proposed railway developments at various stages of design within Cambridgeshire. Please see the County Councils Long Term Transport Strategy for further information. https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/transport-plans-and-policies/long-term-transport-strategy A number of railway level crossings within Cambridgeshire are proposed for closure or modification under Network Rail's 'Anglia level crossing proposals'. Further information is available at: http://www.networkrail.co.uk/anglialevelcrossings/ The property is within a Local Authority area in which there is a proposal to create a Central Section between Bedford and Cambridge. for more information please see: https://eastwestrail.co.uk/
Informative This answer includes all proposals within the Local Authority boundary. This answer may differ from a Council Search as some Local Authorities may not include all proposals. Where the property sits near to the Local Authority boundary, enquirers are advised to seek further information from the neighbouring Local Authority.	

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Traffic Schemes	
3.6 Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in the application for this search and are within 200m of the boundaries of the property?	3.6
(a) permanent stopping up or diversion;	(a) No
(b) waiting or loading restrictions;	(b) No
(c) one way driving;	(c) No
(d) prohibition of driving;	(d) No
(e) pedestrianisation;	(e) No
(f) vehicle width or weight restriction;	(f) No
(g) traffic calming works including road humps;	(g) No
(h) residential parking controls;	(h) No
(i) minor road widening or improvement;	(i) No
(j) pedestrian crossings;	(j) No
(k) cycle tracks;	(k) No
(l) bridge building?	(l) No
Informative (1) In some circumstances, road closure can be obtained by third parties from magistrate's courts, or can be made by the Secretary of State for Transport without involving the Local Authority (2) This enquiry is designed to reveal matters that are yet to be implemented and could therefore not be ascertained by a visual inspection. Schemes that have been, or are currently implemented will not be referred to in answer to this enquiry. (3) Where the property sits near to the Local Authority boundary, enquirers are advised to seek further information from the neighbouring Local Authority.	

Outstanding Notices	
3.7 Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this form?	3.7
(a) building works;	(a) No
(b) environment;	(b) No
(c) health and safety;	(c) No
(d) housing;	(d) No
(e) highways; or	(e) No
(f) public health; or	(f) No
(g) flood and coastal erosion risk management?	(g) No

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Contravention of Building Regulations	
3.8 Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?	3.8 No

Notices, Orders, Directions and Proceedings under Planning Acts	
3.9 Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:	3.9
(a) an enforcement notice;	(a) No
(b) a stop notice;	(b) No
(c) a listed building enforcement notice;	(c) No
(d) a breach of condition notice;	(d) No
(e) a planning contravention notice;	(e) No
(f) another notice relating to breach of planning control;	(f) No
(g) a listed building repairs notice;	(g) No
(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation;	(h) No
(i) a building preservation notice;	(i) No
(j) a direction restricting permitted development;	(j) No
(k) an order revoking or modifying planning permission;	(k) No
(l) an order requiring discontinuance of use or alteration or removal of building or works;	(l) No
(m) a tree preservation order; or	(m) No
(n) proceedings to enforce a planning agreement or planning contribution?	(n) No

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Community Infrastructure Levy (CIL)	
3.10	3.10
(a) Is there a CIL charging schedule	(a) No
(b) If, yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-	
(i) a liability notice?	(i) Not applicable
(ii) a notice of chargeable development?	(ii) Not applicable
(iii) a demand notice?	(iii) Not applicable
(iv) a default liability notice?	(iv) Not applicable
(v) an assumption of liability notice?	(v) Not applicable
(vi) a commencement notice?	(vi) Not applicable
(c) Has any demand notice been suspended?	(c) Not applicable
(d) Has the Local Authority received full or part payment of any CIL liability?	(d) Not applicable
(e) Has the Local Authority received any appeal against any of the above?	(e) Not applicable
(f) Has a decision been taken to apply for a liability order?	(f) Not applicable
(g) Has a liability order been granted?	(g) Not applicable
(h) Have any other enforcement measures been taken?	(h) Not applicable
Informative When information is shown as “Not available” we recommend you contact the Local Authority direct. In addition to our given answer, we recommend checking planning approvals, Section 106 Agreements and referring to the developer.	

Conservation Area	
3.11 Do the following apply in relation to the property:	3.11
(a) the making of the area a Conservation Area before 31 August 1974; or	(a) No
(b) an unimplemented resolution to designate the area a Conservation Area?	(b) No

Compulsory Purchase	
3.12 Has any enforceable order or decision been made to compulsorily purchase or acquire the property?	3.12 No

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Contaminated Land	
3.13 Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property): (a) a contaminated land notice; (b) in relation to a register maintained under (b) section 78R of the Environmental Protection Act 1990: (i) a decision to make an entry; or (ii) an entry; or (c) consultation with the owner or occupier of the property conducted under section 78G (3) of the Environmental Protection Act 1990 before the service of a remediation notice?	3.13 (a) No (b) (i) No (ii) No (c) No
Informative A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it, and the reply may not disclose steps taken by another council in whose area adjacent or adjoining land is situated.	

Radon Gas	
3.14 Do records indicate that the property is in a “Radon Affected Area” as identified by the Public Health England or Public Health Wales?	3.14 No Data Source: UK Radon
Informative This does not necessarily indicate the presence of Radon Gas in any particular property in this area. Radon is a natural radioactive gas which has no taste, smell or colour and usually occurs at levels which pose negligible risk. For more information please visit www.ukradon.org Replies to this question may differ from those given on an Environmental report, the RLAS is based on the highest potential for a 1km square, whereas Environmental reports use property specific datasets.	

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Assets of Community Value	
3.15	3.15
(a) Has the property been nominated as an asset of community value? If so:-	(a) No
(i) Is it listed as an asset of community value?	(i) Not Applicable
(ii) Was it excluded and placed on the "nominated but not listed" list?	(ii) Not Applicable
(iii) Has the listing expired?	(iii) Not Applicable
(iv) Is the Local Authority reviewing or proposing to review the listing?	(iv) Not Applicable
(v) Are there any subsisting appeals against the listing?	(v) Not Applicable
(b) If the property is listed:	(b)
(i) Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?	(i) Not Applicable
(ii) Has the Local Authority received a notice of disposal?	(ii) Not Applicable
(iii) Has any community interest group requested to be treated as a bidder?	(iii) Not Applicable

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Information for Buyers

This section is a guide to the content of the local authority search result. It should be read in association with the main report. This information should not be considered as legal advice and you should check with your conveyancer and/or surveyor if you have any concerns about the search results.

If you would like to know more about the issues raised, there is a wealth of information available using the keyword search facilities at www.gov.uk

Local Land Charge Entries

The Property is subject to Local Land Charge Entries

What is a Local Land Charge?

Local Land Charges are generally any financial charges (which usually relate to work carried out on the property or land by the Local Authority or an appointed/approved body), or certain restrictions or prohibitions on the use of the property or land. They affect whoever owns the land and will be binding and enforceable against the new owner.

Common types of Local Land Charges include, but are not limited to:

- planning permissions
- listed buildings
- conservation areas
- tree preservation orders
- improvement and renovation grants

Your conveyancer will provide further advice.

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Planning

This report reveals no planning entries since 1 January 1990.

When do I need planning permission?

You will probably need Planning Permission to build something new or make changes to your building, for example building an extension or changing the use of the building. Some building projects do not require Planning Permission; this is known as Permitted Development Rights. Please let your Conveyancer and your Surveyor know if you are aware of any other alterations which do not appear on this list. Permission may not have been required, but your Conveyancer will advise you if there are any concerns.

Do not approach the Council direct without first speaking with your Conveyancer, as it could limit your options.

What about planning applications for nearby properties?

Please note that this report does not consider planning applications or permissions relating to other properties nearby. You can obtain this information via a Planning report which may also include information about the neighbourhood such as rights of way, local amenities, average house prices and council tax bands, local schools, colleges and performance tables, theft insurance claims and more.

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Building Regulations

This report reveals no building regulation entries since 1 January 2010.

What does this mean?

The report shows no Building Regulations entries. Please let your Conveyancer and your Surveyor know if there are any alterations which do not appear to have consent.

Do not approach the Council direct without first checking with your Conveyancer, as it will limit your options.

Consent may not have been required but your Conveyancer will advise you if there are any concerns or whether you should consider insurance.

What are Building Regulations?

Building Regulations apply to building work in England and Wales. They set standards for the design and construction of buildings to ensure the safety and health for people in or about those buildings. They also include requirements to ensure that fuel and power is conserved and facilities are provided for people, including those with disabilities, to access and move around inside buildings. Consent may not have been required but your Conveyancer will advise you if there are any concerns or whether you should consider insurance.

Is Building Regulations approval the same as planning permission?

Building Regulations approval is a completely separate matter from obtaining planning permission for any proposed work. Similarly, receiving planning permission is not the same as taking action to ensure it complies with the Building Regulations. The responsibility for checking that Buildings Regulations have been met usually falls to a Local Authority Building Inspector.

Local Area Land Use

The report reveals the following

Within:

- Mineral Safeguarding Area - Chalk
- Mineral Safeguarding Area - Sand and Gravel
- Plan Area Boundary
- Cambridge City Boundary
- Conservation Area

What does this mean?

Land Use Designations indicate the primary use for the area as decided by the Local Authority. If this will affect your intended use of the property, please contact your Conveyancer. Further information about land use can be obtained from the Local Authority shown on the front of this report.

What is a Development Plan/Local Plan?

Development plans set out the local planning authority's policies and proposals for the development and use of land in their area. The development plan guides and informs on day-to-day decisions as to whether or not planning permission would be granted.

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Road Maintenance

RIVERSIDE

- Highway maintainable at public expense

What does this mean?

If a highway is classed as "highway maintainable at public expense" it will be maintained by the Highways Authority (Local Authority, County Council, Transport for London or Highways England). Some highways will be maintained by the Local Authority Housing Department/Housing Association. If the highway is not maintained by any of the above, then maintenance responsibility usually falls to the owners of the property fronting that part of the road. If a highway is classed as "To Follow" that means some data is still outstanding from the Local Authority, therefore, in the meantime your solicitor has requested a copy of the incomplete search so they can begin their own enquiries. As soon as the missing information is received the completed RLAS will be returned.

Road, Rail and Traffic Schemes

The report reveals the following

There are a number of proposed railway developments at various stages of design within Cambridgeshire. Please see the County Councils Long Term Transport Strategy for further information. https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/transport-plans-and-policies/long-term-transport-strategy A number of railway level crossings within Cambridgeshire are proposed for closure or modification under Network Rail's 'Anglia level crossing proposals'. Further information is available at: http://www.networkrail.co.uk/anglialevelcrossings/ The property is within a Local Authority area in which there is a proposal to create a Central Section between Bedford and Cambridge. for more information please see: https://eastwestrail.co.uk/

What does this mean?

There are proposed transport schemes near to the land.

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Contaminated Land

The report has not revealed any records of contamination held by the Local Authority

What should I do?

The Local Authority is obliged to identify contaminated land sites and issue 'remediation' or clean up notices to the homeowner or developer of the land. Land is usually contaminated due to past industrial use. However, not all contaminated land has been identified by the Local Authority. It is for this reason that your Conveyancer may have ordered an Environment Report - which is recommended for all properties - or insurance.

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Other Information

Search Insurance

As part of our commitment to providing a high quality service and the highest levels of consumer protection, InfoTrack Ltd carries £10 million Professional Indemnity Insurance. This exceeds the £2 million minimum requirement under the Search Code and includes cover for errors and omissions in local authority data and records used to compile our search reports, as well as six years' run-off cover. Providing cover for these risks ensures a complete liability chain.

If you need to make a claim, please contact InfoTrack Ltd in the first instance. If, however, InfoTrack Ltd were to cease trading and there is an error or omission in the local authority data, please contact the insurers directly via:

Chubb Insurance Australia Limited
Grosvenor Place, Level 38
225 George Street
Sydney
NSW 2000
Australia

Data Sources

Planning Records

The planning authority makes planning records readily available from 01 January 1973. InfoTrack Ltd has searched the records going back to 01 January 1990.

Building Control Records

The local authority makes building control records readily available from 01 January 2010 only. InfoTrack Ltd has searched the records going back to 01 January 2010.

Other Data Sources

The information in this report has been compiled from Local Authority (as stated on the front of this report) records via either ordering a Con29, via an Environmental Information Regulation request, or via a physical inspection of the Local Land Charges Register, the Planning Register, Enforcement Notices and other publicly available Notices, Building Control records, Environmental Health Records, Contaminated Land Registers, the Local or Unitary Development Plans, other published Local Plans including Local Development Frameworks (as stated within the report), the Register of Adopted Highways, the Local Authority and / or County Council (as stated within the report) Highway and Traffic schemes website, policies and documents, the Highways Agency website, roadworks.org website and UK Radon data as supplied by UK Radon.

Next Steps

For more information or to order any of the recommended searches, documents or insurance, please call 0207 186 8090 or visit www.infotrack.co.uk or email helpdesk@infotrack.co.uk

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Important Consumer Protection Information

This search has been produced by InfoTrack Ltd, Level 11, 91 Waterloo Road, London, SE1 8RT (Tel: 0207 186 8090, Email: helpdesk@infotrack.co.uk or visit www.infotrack.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 UK
- 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 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

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 compensation of up to £5,000 to you if he 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: 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.

Internal Complaints Procedure

InfoTrack Ltd has a formal internal complaints procedure for handling complaints speedily and fairly. If you wish to make a complaint, we will:

1. acknowledge your complaint within 5 working days of receipt
2. normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
3. keep you informed by letter, telephone or email, as you prefer, if we need more time
4. provide a final response, in writing, at the latest within 40 working days of receipt
5. liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to: InfoTrack Ltd, Level 11, 91 Waterloo Road, London, SE1 8RT (Tel: 0207 186 8090, Email: helpdesk@infotrack.co.uk, www.infotrack.co.uk)

If you are not satisfied with our final response, or if we exceed the above timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs) - Tel: 01722 333306 / Email : admin@tpos.co.uk. We will co-operate with TPOs during an investigation and comply with any decision the Ombudsman makes.

Revised 29 January 2019

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Terms and Conditions

1. Definitions

In these Terms the following words shall have the following meanings:

"Beta Service(s)" means a Service: (i) which we inform you is a Beta Service during the Order process; and (ii) where the technology required to provide such Service is still within its testing and development phase, and access to which is provided by InfoTrack to You on a strictly "at own risk" basis.

"Client" means the seller, buyer, potential buyer, or lender in respect of the Property who is the intended recipient of the Report.

"Code" means the Search Code of Practice for Search Compilers and Retailers as updated from time to time.

"Consumer" means any person acting for purposes other than their trade, business, or profession.

"Data Protection Legislation" means the Data Protection Act 2018, the UK GDPR, the General Data Protection Regulation (EU) 2016/679, the Regulation of Investigatory Powers Act 2000, the Telecommunications (Lawful Business Practice) (Interception of Communications) Regulations 2000 (SI 2000/2699), the Electronic Communications Data Protection Directive (2002/58/EC), the Privacy and Electronic Communications (EC Directive) Regulations 2003 (SI 2426/2003) and all applicable regulations relating to the processing of personal data and privacy (and any successor legislation,), including where applicable the guidance and codes of practice issued by the Information Commissioner or any other supervisory authority and the equivalent of any of the foregoing in the UK .

"Data Providers" means any organisation or third party who provides data or information of any form to InfoTrack for the purposes of providing Services.

"InfoTrack App" means any mobile application owned or developed by InfoTrack which InfoTrack makes available to You to assist with your receipt of the Services. or to be accessed by Clients.

"Intellectual Property Rights" means copyright, patent, design right (registered or unregistered), service or trademark (registered or unregistered), rights in computer software database right, or other data right, moral right or know how or any other intellectual property right and all similar or equivalent rights or forms of protection in any part of the world.

"Literature" means InfoTrack's brochures, charges and price lists and advertisements in any type of media, including the content of the Website or InfoTrack App.

"Materials" means any materials or documentation (including any Report) supplied by InfoTrack in connection with the Services.

"Order" means the request for Services by You.

"Privacy Policy" means our Privacy Policy located on our website and relevant privacy notices as applicable to the Services.

"Property" means an address or location for which InfoTrack provides a Service.

"Reasonable Inspection" means a due and careful review and examination being undertaken by a competent professional.

"Report" means the report prepared by InfoTrack in respect of the Property or the Order.

"Service(s)" means the supply of services by InfoTrack to You as set out in the Order which may include but is not limited to the production of a Report, property searches/ reports/photographs, electronic client onboarding, anti-money laundering reports, indemnity policies, company searches, post completion tasks, trademarks and domain name searches and other services from time to time, usage of the Website and the InfoTrack App and includes our instructions to Data Providers, on Your behalf and the dissemination of the information subsequently provided by the Data Providers.

"Terms" means these terms and conditions of business.

"UK GDPR" shall have the meaning given to it in section 3(10) (as supplemented by section 205(4) of the Data Protection Act 2018).

"Website" means our website located at www.infotrack.co.uk.

"We," "Us," "Our" and "InfoTrack" are references to InfoTrack Limited a company incorporated in England and Wales with registered number 09474590 and whose registered office is situated at 10 John Street, London, WC1N 2EB. VAT number GB214140659.

"You" and "Your" are references to the individual, company, partnership, or organisation on whose behalf InfoTrack has been instructed to provide a Service, who accesses the Website, or places an Order.

1.2 Term, Schedule, and paragraph headings shall not affect the interpretation of these Terms.

1.3 Words in the singular shall include the plural and vice versa. A reference to writing or written includes e-mail.

1.4 Any words following the terms including, include, in

1.5 particular, for example or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase, or term preceding those terms.

2. Agreement

2.1 The agreement between You and InfoTrack shall come into existence when InfoTrack accepts Your completed Order by either sending You written confirmation or providing you with the relevant Services ("Agreement"). Each accepted Order constitutes a separate contract between You and InfoTrack. Please read and check Your Order before it is submitted so that any errors can be identified and corrected.

2.2 These Terms may be varied from time to time. The Terms in force at the time of the Agreement, in conjunction with any relevant Data Provider terms and conditions (where InfoTrack is placing orders for searches as Your agent), shall govern the Agreement to the exclusion of all other terms and conditions. You should print a copy of these Terms for future reference.

2.3 By submitting an Order and using the Website and/or InfoTrack App, You shall be deemed to have accepted these Terms and the Privacy Policy and You agree to be bound by them.

2.4 These Terms together with the Literature, Privacy Policy and Order comprise the whole agreement relating to the supply of the Services to You by InfoTrack to the exclusion of other terms that You may seek to impose or incorporate, or which are implied by trade, custom, practice or course of dealing.

2.5 If You are not a Consumer You acknowledge that You have not relied upon any representations save insofar as the same have been expressly incorporated in these Terms and You agree that you shall have no remedy in respect of any misrepresentation (other than fraudulent misrepresentation) which has not become a term of these Terms.

2.6 If You are a Consumer then, while We accept responsibility for statements and representations made by Our duly authorised agents, please ensure You ask for any variations from these Terms to be confirmed in writing.

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3. Services and access

3.1 InfoTrack shall use reasonable care and skill in providing the Services to You and shall use only established and trusted Data Providers when obtaining information or data from third parties in accordance with the Code.

3.2 We reserve the right to make any changes to the Services described in our Literature to conform with any applicable statutory requirements or any non-material changes which we reasonably deem appropriate at our sole discretion.

3.3 Our Services are provided solely for:

3.3.1 Your use; and

3.3.2 the use by a Client, whom You intend to be able to rely on the Services.

3.4 In the event that You want the Services to be used or relied upon by another party that is not a Client, you do not need to obtain our written consent to pass such Services on however, you acknowledge that You and such third-party release Us of all liability in connection with the Services carried out on the relevant Property.

3.5 The Reports that form part of the Services will remain valid for a period of six (6) months from the date of issue, thereafter the Reports must be reobtained on the Website or InfoTrack App at Your own expense.

3.6 You hereby agree that We will start performing the Services as soon as possible, following the formation of the Agreement, which is likely to be before the end of the fourteen day period set out in Term 5.3.

3.7 InfoTrack shall issue You with a user Identification and password allowing access to the Services ("InfoTrack Account"). You are responsible for the acts of Your own employees and contractors and, without limitation must ensure that You protect the secrecy of any passwords issued to You and control the use of the Services by Your employees and contractors. You are responsible for all charges incurred on Your InfoTrack Account (and will pay such amounts as invoiced by InfoTrack as if such amounts were incurred by You).

3.8 Where You request in writing that InfoTrack cancel a particular password or account, InfoTrack will use its reasonable endeavours to cancel that password or account as soon as practicable in normal business hours following receipt of that request.

3.9 You are responsible for providing current, complete, and accurate information when registering for your InfoTrack Account You should update InfoTrack with any changes to such information where appropriate.

3.10 You are responsible for making all arrangements necessary for access to the Website and/or the InfoTrack App (including without limitation configuring Your computer systems, mobile and maintaining appropriate internet connectivity). Where you require a bespoke mobile application to assist with your receipt of the Services this may be available subject to Our agreement with You of the terms of that mobile application development. InfoTrack shall however have no responsibility to provide any additional mobile applications or hardware to You.

3.11 In consideration of Your compliance with these Terms, InfoTrack grants You a non-exclusive, non-transferable, royalty-free licence to access the Website and to use any InfoTrack App, subject to the restrictions set out in these Terms. Consumers of the InfoTrack App will also be required to accept the InfoTrack App terms of use once they have downloaded the InfoTrack App.

3.12 You shall be responsible for maintaining the confidentiality of any password or any other security information relating to Your InfoTrack Account. Such information must not be disclosed to any third party, nor must any third party be permitted access to the Website using Your InfoTrack Account. You must notify InfoTrack of any actual or suspected loss, theft or unauthorised use of the Service or passwords. InfoTrack is not liable for any activity or any unlawful or unauthorised access to the Service.

3.13 You will not (i) commercialise the Services (ii) use the Services to store or transmit illegal materials or malicious code (iii) use the Services in any way that may be illegal, obscene, threatening, defamatory, invasive of privacy, infringing intellectual property rights or otherwise injurious to third- parties (iv) submit or upload any content containing viruses, political advertising, commercial solicitation, mass mailings, or any form of spam or any information or program that may damage the operation of anyone else's computer (v) use a false e-mail address, impersonate any person or entity, or otherwise mislead anyone as to Your origin (except to the extent that InfoTrack permits the use of a pseudonym, moniker, or Your name)

3.14 You shall not use the Services, including the use of the Website and/or the InfoTrack App, for any purposes beyond the scope of the access granted by these Terms. You shall not at any time, directly or indirectly, and shall not permit any third-party to: (i) copy, modify, or create derivative works of the Services, in whole or in part; (ii) reverse engineer, disassemble, decompile, decode, adapt, or otherwise attempt to derive or gain access to any component of the Services, in whole or in part; or (iii) use the Services in any manner or for any purpose that infringes, misappropriates, or otherwise breaches any intellectual property right or other right of any person, or that otherwise breaches any law, regulation, or other legal requirement.

3.15 If either You become aware of any misuse of Your InfoTrack Account, any Report, the Website, I InfoTrack App and/or any security breach in connection with these Terms that could compromise the security or integrity of Your InfoTrack Account, any Report, the Website, InfoTrack App or otherwise adversely affect them You must promptly notify InfoTrack and fully co-operate to remedy the issue as soon as reasonably practicable.

3.16 From time-to-time InfoTrack may automatically update the Website and/or the InfoTrack App and change the Services available to improve performance, enhance functionality, reflect changes to the operating system or app store rules and policies, or address security issues. Alternatively, InfoTrack may ask You to update the InfoTrack App for these reasons and it is your duty to inform the Consumer.

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3.17 If You choose not to install such updates or if You opt out of automatic updates, You may not be able to continue using the InfoTrack App. You acknowledge that the warranties given in Term 8 shall not apply if You choose not to install such updates or if you opt out of automatic updates.

3.18 The ways in which You can use the InfoTrack App may also be controlled by the app store from which You download it and its rules and policies. Those rules and policies will apply instead of these terms where there are differences between the two.

4. Charges and Payment

4.1 The charges payable for the Services ("Charges") shall be in pounds sterling inclusive of VAT as set out in the Literature or Order, as applicable.

4.2 Payment is due in full, from You within 30 days of the date of Our invoice (or as otherwise contracted).

4.3 InfoTrack reserves the right to amend its Charges from time to time and the Services will be charged at the Charges or price applicable at the date on which an Order is submitted.

4.4 If You fail to pay Our invoice on or before the due date, InfoTrack may charge You interest on the late payment at the prevailing statutory rate pursuant to the Late Payment of Commercial Debts (Interest) Act 1998 until the outstanding payment is made in full.

4.5 InfoTrack reserves the right to place You on credit hold in respect of any overdue and unpaid invoices. Once issued, the credit hold will remain in force until Our invoice is settled in full.

4.6 InfoTrack reserves the right to retain payment for Services where a search result is cancelled, or the search result is NIL. Each refund is assessed based on its own merits, at Our sole discretion and is conditional upon the relevant Data Provider refunding the applicable charges.

5. Cancellation of Services

This Term 5 only applies if you are a Consumer

5.1 If you are a Consumer, you have a legal right to cancel the Agreement under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013, during the period set out in Term 5.3.

5.2 This cancellation right does not apply:

5.2.1 in the case of goods made to Your specifications, where these are personalised goods or by reason of their nature cannot be returned; or

5.2.2 where We have started work on the Services with Your agreement (given in Term 3.6).

5.3 As a Consumer Your right to cancel the Agreement starts on the date the Agreement is formed. You have fourteen days to cancel the Agreement. If you cancel the Agreement within this period, and the exceptions set out in Term 5.2 do not apply, then You will receive a full refund of any Charges paid by You. The refund will be processed as soon as possible, and in any case within 14 days of the day on which you gave us notice of cancellation. You will not be liable for any further payment to us in respect of the Agreement.

5.4 To cancel the Agreement, You must contact Us in writing by sending an email to helpdesk@infotrack.co.uk and detailing the reason for cancellation.

5.5 Following cancellation of the Agreement (save for cancellation in accordance with Term 5.3) You will remain liable for any costs, expenses and disbursements incurred by Us prior to receiving written notice of cancellation. Such costs, expenses and disbursements shall be invoiced and payable in accordance with Term 4.2.

6. Termination

6.1 InfoTrack may suspend or terminate any Agreement with You without any liability to You with immediate effect if at any time if:

6.2 You fail to make any payment due in accordance with Term 4;

6.3 You repeatedly breach or commit or cause to be committed a material breach of the Agreement; or

6.4 You commit a breach of the Agreement and You fail to remedy the breach within 7 days of receipt of a written notice to do so.

6.5 If an Agreement is terminated under this Term 6 and You have made an advance payment, We will refund You a reasonable proportion of the balance as determined by Us having regard to the value of Services already provided to You.

7. Events Beyond Our Control

7.1 We reserve the right without notice or liability to You, to defer the date of performance (by a period equivalent to the period during which the Services could not be performed) or to cancel the provision of the Services or reduce the volume of the Services ordered by You if we are prevented from or delayed in the carrying on of Our business due to circumstances beyond Our reasonable control provided that, if the event in question continues for a continuous period in excess of 60 days, You shall be entitled to give notice in writing to us to terminate the Order.

8. Warranties and acknowledgements

8.1 Subject to Term 10, Term 11 and Term 12 (as applicable) We provide warranties and accept liability only to the extent stated in this Term 8. All other warranties, conditions and other terms implied by statute or common law are excluded from the Agreement to the fullest extent permitted by law.

8.2 Unless otherwise indicated on the front page of the Report, We confirm that any individuals within Our business who conducted any searches has not knowingly had any personal or business relationship with any individual involved in the sale of or dealings with the Property.

8.3 In providing the Services You acknowledge and accept that:

8.3.1 it is Your responsibility to determine whether the Services and any requested Reports (as applicable) are relevant and applicable to Your requirements;

8.3.2 InfoTrack's only obligation is to exercise reasonable care and skill in providing the Services in accordance with the Code;

8.3.3 the Services do not include any information relating to the value or worth of the Property;

8.3.4 InfoTrack does not provide any legal advice or legal services, accounting, or other professional services advice by providing You access to the Services.

8.3.5 InfoTrack does not warrant the accuracy or timeliness of searches provided by any Data Provider, including but not limited to any local authorities, government departments or agencies. InfoTrack are not liable for any loss or damage caused by any acts or omissions of a Data Provider or inaccuracies in or omissions from any responses provided by a Data Provider;

8.3.6 InfoTrack cannot warrant or guarantee that the Website or any website linked to or from the Website or the InfoTrack App will be uninterrupted or error free or free of viruses or other harmful components and furthermore InfoTrack cannot warrant the performance of any linked internet

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service not operated by InfoTrack. Accordingly InfoTrack shall not be liable for any damage or loss whatsoever caused: by any virus, including damage to Your computer equipment, mobile, software, data or other property resulting from Your access to, use of or browsing of the Website or the InfoTrack App; or as a result of downloading any material, data, text, images, video or audio from the Website or the InfoTrack App; or by the contents of or Your access to, any website linked to the Website or the InfoTrack App; or for inaccuracies or typographical errors of information on the Website or the InfoTrack App.

8.3.7 InfoTrack shall use reasonable endeavours to provide the Services within the timescale set out in the Literature, but such delivery dates are estimates only; and

8.3.8 any services other than our Services, which are advertised in the Literature are for information only, and We are not responsible for any third-party services which You may use as a result of our recommendation or otherwise. Any such third-party services may be subject to the terms and conditions of the relevant third-party service provider.

8.4 In connection with the Report, You undertake to make a Reasonable Inspection of any results set out therein to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify Us in writing of such defect as soon as possible after its discovery.

8.5 You acknowledge that InfoTrack provides Services to You on behalf of various Data Providers and in order to access and use certain Services, the applicable Data Provider may require that You and a Client agree to terms and conditions and require additional consents that You need to agree with such Data Provider. It is Your responsibility to ensure that the terms and conditions of the applicable Data Providers provide reliance to You and any Client and is within sufficient scope of Your purposes.

8.6 Any claim relating to data or information obtained from a Data Provider shall in the first instance be made against the Data Provider (with such assistance from InfoTrack as may reasonably be required) and only if such a claim cannot be made against the Data Provider will You make a claim against InfoTrack.

9. Data Protection Obligations

For the purposes of this Term 9, the terms "controller", "processor", "processing", "data subject", "personal data", "personal data breach" and "appropriate technical and organisational measures" shall have the meanings given under the Data Protection Legislation.

9.1 The parties acknowledge that for the purposes of the Data Protection Legislation, You are the controller and InfoTrack is the processor with the provision of the Services from InfoTrack to You. For the avoidance of doubt, any reference to personal data under the Agreement shall mean any personal data which InfoTrack processes in connection with this Agreement, in the capacity of a processor on Your behalf, and the scope, nature and purpose of such processing by InfoTrack, the duration of that processing and the types of personal data and categories of data subject are as set out in the Privacy Policy and which is provided by You to InfoTrack or to which You grant InfoTrack access in connection with the performance of the Services or which is provided to InfoTrack direct by the Client.

9.2 You warrant that all personal data that You provide to InfoTrack has been lawfully obtained and that the receipt, possession, or use of that personal data in accordance with these Terms will not place InfoTrack in breach of any applicable Data Protection Legislation or infringe any third-party rights or Intellectual Property Rights.

9.3 You shall ensure You obtain informed consent from data subjects in respect of the processing of any personal data that is personal to them (or otherwise have another valid lawful basis for processing (or transferring) their personal data), in accordance with all applicable Data Protection Legislation and regulations from time to time and (without limitation) the following specific obligations:

9.3.1 You shall ensure that all data subjects to which any personal data relates have (if so applicable) given their express, valid, informed and freely given consent and, to the transfer of their personal data by You to InfoTrack and to the processing of their personal data by InfoTrack in respect of the Services or otherwise have another valid lawful basis for processing (or transferring) their personal data);

9.3.2 as data controller, You shall ensure that all data subjects to which any personal data relates are provided with a copy of the Privacy Policy and any relevant privacy notices in accordance with all applicable Data Protection Legislation;

9.3.3 You shall maintain such documentation as is required under the Data Protection Legislation in respect of Your obligations as controller of personal data;

9.3.4 You shall ensure that a data protection officer is designated at all times for the duration of the Agreement where required by the Data Protection Legislation; and

9.3.5 You shall implement appropriate technical and organisational measures to ensure an appropriate level of security to protect any personal data.

9.4 You shall fully indemnify InfoTrack against all losses arising from or incurred by it as a result of the loss, destruction, or unauthorised disclosure of or unauthorised access to or use of personal data as a result of: (i) You failing to comply with Your obligations under this Term 9 or (ii) any breach by You of any Data Protection Legislation.

9.5 InfoTrack shall, in relation to any personal data processed in connection with the performance by InfoTrack of its obligations under the Agreement:

9.5.1 process that personal data only for the purposes of performing its obligations under the Agreement and in accordance with the written instructions given by You from time to time unless we are required to do otherwise by applicable law. In such a case, we shall tell you before processing, unless applicable law prevents us from doing so. We shall also inform you promptly if we believe your instruction does not align with Data Protection Legislation;

9.5.2 ensure that it has in place appropriate technical and organisational measures to protect against unauthorised or unlawful processing of personal data and against accidental loss or destruction of, or damage to, such personal data;

9.5.3 ensure that all personnel who have access to and/or process personal data are obliged to keep the personal data confidential;

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9.5.4 not transfer any personal data outside of the UK or the European Economic Area unless it complies with its obligations under the Data Protection Legislation by providing an adequate level of protection to any personal data transferred and only in line with the Privacy Policy;

9.5.5 assist You (at Your reasonable cost) in responding to any request from a data subject and ensuring compliance with InfoTrack's obligations under the Data Protection Legislation with respect to security, breach notifications, impact assessments and consultations with supervisory authorities or regulators and, in particular, InfoTrack shall within a reasonable timescale notify You if it receives any complaint, notice or communication (whether from the commissioner, any data subject, supervisory authority or other third party) which relates to processing of personal data;

9.5.6 notify You without undue delay on becoming aware of a personal data breach;

9.5.7 maintain complete and accurate records to demonstrate its compliance with this Term 9.5;

9.5.8 at Your written direction, delete or return personal data and copies thereof to You as soon as reasonably practicable on termination of the Agreement except for copies that InfoTrack may retain for audit or archiving purposes or unless otherwise required by Data Protection Legislation to store the personal data; and

9.5.9 subject to Term 9.6, not appoint any new third-party processors of personal data without providing You with an opportunity to object to the appointment of each subcontractor.

9.6 You consent to InfoTrack appointing the third-party processors as set out in the Privacy Policy as third-party processors of personal data under the Agreement. You shall ensure that You obtain informed consent from data subjects in respect of the processing of any personal data that is personal to them in accordance with Term 9.3, as may be required by such third-party processors.

9.7 You acknowledge that:

9.8 InfoTrack may monitor its usage of the Website and the InfoTrack App to assist InfoTrack in improving the Services. Any information collected will exclude personal data and document viewing sessions ("Information"). The Information shall be used internally by InfoTrack; and

9.9 InfoTrack may disclose the Information to its affiliated organisations for the purposes of training or providing the Services only.

10. Our Liability if you are a Business

This Term only applies if you are a Business and is subject to Term 12 below:

10.1 We only supply the Reports for use by You and Your Clients, and You agree not to use the Reports for any re-sale purposes. You are entitled to pass the searches on to a third party in accordance with Term 3.4 but in doing so, You acknowledge that You have released Us of all liability to You and Your Clients in connection with the Services carried out and Reports received. We shall be excluded from liability to the fullest extent permitted by law.

10.2 Nothing in these Terms limits or excludes Our liability for:

10.2.1 death or personal injury caused by Our negligence;

10.2.2 fraud or fraudulent misrepresentation;

10.2.3 breach of the terms implied by section 2 of the Supply of Goods and Services Act 1982 or section 12 of the Sale of Goods Act 1979 (title and quiet possession); or

10.2.4 defective products under the Consumer Protection Act 1987.

10.3 Subject to Term 10.2, We will under no circumstances whatever be liable to You, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, arising under or in connection with the Agreement for:

10.3.1 any loss of profits,

10.3.2 loss of sales, business, or revenue;

10.3.3 loss or corruption of data, information, or software;

10.3.4 loss of business opportunity;

10.3.5 loss of anticipated savings;

10.3.6 loss of or damage to goodwill; or

10.3.7 any indirect or consequential loss.

10.4 InfoTrack's exclusion in Term 10.3.3, means InfoTrack will have no responsibility for any data loss or other damage, or loss suffered in connection with Your use of the Services, including any failure to provide adequate security or backup devices or services.

10.5 Subject to Term 10.2 and Term 10.3, Our total liability to You in respect of all other losses arising under or in connection with the Agreement, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, shall in no circumstances exceed £10 million.

11. Our Liability if you are a Consumer

This Term 11 only applies if you are a Consumer.

11.1 If We fail to comply with these Terms, We are responsible for loss or damage You suffer that is a foreseeable result of Our breach of these Terms or Our negligence, but We are not responsible for any loss or damage that is not foreseeable. Loss or damage is foreseeable if they were an obvious consequence of Our breach or if they were contemplated by You and us at the time We entered into the Agreement. Where data is transferred outside of the UK or European Economic Area (subject to the Privacy Policy) then our liability shall be governed by the terms of the provision of services where an agreement approved by the Information Commissioner's Office or European Commission is utilised.

11.2 We only supply the Reports for private use. You agree not to use the Reports for any commercial, business or re-sale purposes, and We have no liability to You for any loss of profit, loss of business, business interruption, or loss of business opportunity.

11.3 We do not in any way exclude or limit Our liability for:

11.3.1 death or personal injury caused by Our negligence;

11.3.2 fraud and fraudulent misrepresentation;

11.3.3 any breach of the terms implied by section 2 of the Supply of Goods and Services Act 1982 or section 12 of the Sale of Goods Act 1979 (title and quiet possession) or;

11.3.4 any breach of the terms implied by sections 13 to 15 of the Sale of Goods Act 1979 (description, satisfactory quality, fitness for purpose and samples); and

11.3.5 defective products under the Consumer Protection Act 1987.

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Terms and Conditions

11.4 We have obtained insurance cover in respect of Our own liability for individual claims and. Our liability is therefore limited to £10 million in respect of any single claim, event, or series of related claims or events and You are responsible for making Your own arrangements for the insurance of any excess loss.

12. Beta Services

12.1 If You place an Order for Beta Services You acknowledge and accept that: (i) the Beta Services are still within their development and testing phase; and (ii) that accordingly there is a risk that there may be errors or defects in the Beta Services (and any Reports or other outcomes derived from them).

12.2 Subject to Term 12.3 below:

12.2.1 We will under no circumstances whatsoever be liable to You (or any other party) for any loss or damage caused as a result of any defects, failures, errors, or omissions contained within the Beta Services (and any Reports or other outcomes derived from them);

12.2.2 without prejudice to the generality of Your obligations under Term 8.4, You must carry out a reasonable inspection of the Beta Services (and any Reports or other outcomes derived from them); and

12.2.3 You must satisfy Yourself that the content of the Beta Services (and any Reports or other outcomes derived from them) is correct and accurate.

12.3 Nothing in this Term 12 limits or excludes Our liability for the matters set out in Term 11.3.

13. Intellectual Property Rights

13.1 You acknowledge that all Intellectual Property Rights in the Materials and the Literature are and shall remain owned by either InfoTrack or our Data Providers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of those Intellectual Property Rights save solely to the extent set out at Term 13.3 below.

13.2 You shall indemnify Us and keep us indemnified from and hold us on demand, harmless from and against all costs, claims, demands, actions, proceedings, liabilities, expenses, damages or losses (including without limitation, consequential losses and loss of profit, and all interest and penalties and legal and other professional costs and expenses) arising out of or in connection with (a) a breach of this Term 13 and (b) any claim for actual or alleged infringement of a third party's Intellectual Property Rights as a result of You including an Ordnance Survey plan within the Order.

13.3 To the extent that some part of the Services purchased by You requires or permits You to use any of Our Intellectual Property Rights in Our software (including the Website and the InfoTrack App) or otherwise, We hereby grant to You a licence to use such Intellectual Property Rights solely to the extent required for the purpose of receiving, accessing and using the Services (but not to modify any Materials or Literature) in accordance with all applicable laws ("Licence") on the following terms:

13.3.1 the Licence is non-exclusive, royalty free and shall not be sub-licensed, assigned or otherwise transferred by You;

13.3.2 nothing in these Terms assigns any such Intellectual Property Rights to You or Your Clients and You shall have no rights in or to the Materials or Literature other than the right to use them in accordance with these Terms;

13.3.3 the Licence will continue only for so long as it is reasonably required in order for You to receive, access and use the Services; and

13.3.4 We have the right to terminate the Licence at any time at our sole discretion.

13.4 You agree that You will not and will procure that Your Clients, on whose behalf You have commissioned the Services will not, except as permitted herein or by separate agreement with InfoTrack change, amend, remove, alter, or modify: (a) the Materials or Literature provided by InfoTrack; or (b) any trademark, logo, or proprietary marking included in any Materials or Literature.

13.5 If the Agreement expires or is terminated for any reason, then the Licence granted above shall automatically terminate.

13.6 If a third-party claims, or InfoTrack believes a third party may bring a claim that the Services, Materials or Literature infringe any third-party Intellectual Property Rights, then InfoTrack may at its sole discretion:

13.6.1 replace all or part of the Website or InfoTrack App with functionally equivalent software without any charge to the Client;

13.6.2 modify the Services, Materials or Literature as necessary to avoid such infringement;

13.6.3 procure for the Client a licence from the relevant third party to continue using the Website or InfoTrack App; and

13.6.4 terminate this Agreement immediately on written notice to the Client.

13.7 13.7 Term 13.6 sets out the Client's sole remedy in the event of a claim by a third party that the Website or InfoTrack App does or potentially infringes third party's Intellectual Property Rights.

14. Insurance

14.1 InfoTrack, at its own expense, maintains Professional Indemnity Insurance and the level of cover provided for by Our insurers is £10 million. InfoTrack shall promptly provide You with copies of the corresponding broker's confirmation letter on reasonable request.

14.2 Our Professional Indemnity Insurance includes cover for errors and omissions in local authority and water company data and records used to compile our search reports.

14.3 Should we cease to trade for any reason, prior to that event, we shall execute run-off insurance cover under our Professional Indemnity Insurance for our past search products and services.

15. Complaints

15.1 Full details of Our complaints procedure are set out on Our Website ("Complaints Procedure"). We will deal with any complaints made by You in accordance with the Complaints Procedure.

15.2 As per Our Complaints Procedure, should you not be satisfied with our final response or we have exceeded the response timescales pursuant to Our Complaints Procedure, you may refer Your complaint to The Property Ombudsman Scheme. The Property Ombudsman Scheme's website is www.tpos.co.uk and email address is admin@tpos.co.uk

15.3 We will co-operate fully with The Property Ombudsman Scheme during an investigation and comply with his final decision.

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Terms and Conditions

16. General

16.1 You shall not be entitled to assign the Agreement or any part of it without Our prior written consent.

16.2 We may assign the Agreement or any part of it to any person, firm, or company provided that such assignment shall not materially affect Your rights under the Agreement.

16.3 Nothing in these Terms is intended to, or shall be deemed to, establish any partnership or joint venture between any of the parties.

16.4 The parties to the Agreement do not intend that any term of the Agreement shall be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person that is not a party to the Agreement or a permitted assignee.

16.5 Failure or delay by Us in enforcing or partially enforcing any provision of the Agreement will not be construed as a waiver of any of Our rights under the Agreement.

16.6 Any waiver by Us of any breach of, or any default under, any provision of the Agreement by You will not be deemed a waiver of any subsequent breach or default and will in no way affect the other terms of the Agreement.

16.7 If any provision or part of a provision of the Agreement is held to be invalid or unenforceable by any court or other body of competent jurisdiction, that provision or part of that provision shall be deemed severable and the other provisions or the remainder of the relevant provision will continue in full force and effect.

16.8 In the delivery of our Services to You, where there is a conflict between the provisions of these Terms and any other terms and conditions of the applicable Data Providers, the provisions of these Terms shall take precedence.

16.9 Unless otherwise stated in these Terms, all notices from You to InfoTrack or vice versa must be in writing and sent to InfoTrack's registered office address as stipulated in Term 1.1 (or as updated from time to time) or Your address as stipulated in the Order.

16.10 The Agreement shall be governed by and construed in accordance with English law and shall be subject to the non-exclusive jurisdiction of the Courts of England and Wales. However, if You are a resident of Northern Ireland, you may also bring proceedings in Northern Ireland, and if you are a resident of Scotland, you may also bring proceedings in Scotland.

17. Entire Agreement

17.1 These Terms and the Order constitute the entire agreement between the parties and supersedes and extinguishes all previous agreements, promises, assurances, warranties, representations, and understandings between them, whether written or oral, relating to its subject matter.

17.2 Each party agrees that it shall have no remedies in respect of any statement, representation, assurance, or warranty (whether made innocently or negligently) that is not set out in these Terms. Each party agrees that it shall have no claim for innocent or negligent misrepresentation based on any statement in these Terms.

17.3 Nothing in this Term 17 shall limit or exclude any liability for fraud.

Revised January 2025

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No Search Chancel Indemnity up to £3M

Search Details

Prepared for: Setfords Solicitors
Matter: T7398/2
Client address: 74 North Street, Guildford, GU1 4AW

Property:
76 St. Bartholomews Court, Riverside, Cambridge, CB5 8JD

Insurance Provider:
Stewart Title Limited
11 Haymarket, London, SW1Y 4BP

Date of Indemnity:	Property type:
17/10/2025	Residential

This policy was provided by Stewart Title Limited, 11 Haymarket, London SW1Y 4BP and retailed by InfoTrack Limited following instruction from the above named client on the land/property as described. This policy is subject to the terms and conditions of the policy provider. It is also subject to InfoTrack's terms and conditions which can be found at www.infotrack.co.uk. InfoTrack has offered no advice to either the insured or exempt professional in relation to this policy. The insured should always seek advice from an exempt professional before purchasing any insurance product for their property. InfoTrack Limited (FCA Reference Number 914586) is authorised and regulated under the Financial Conduct Authority (FCA). You can visit www.fca.org.uk or call the FCA on 0800 111 6768 for more information.

NO SEARCH CHANCEL REPAIR INDEMNITY (BLOCK)

ISSUED BY
STEWART TITLE LIMITED

stewart title®

NO SEARCH CHANCEL REPAIR INDEMNITY (BLOCK)
INSURANCE PRODUCT INFORMATION DOCUMENT

Company: Stewart Title Limited
Stewart Title Limited is a title insurance company authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Registered in England and Wales No 2770166. Registered office address: 11 Haymarket, London SW1Y 4BP

Complete pre-contractual and contractual information on this policy is provided in other documents

WHAT IS THIS TYPE OF INSURANCE?

No Search Chancel Repair Indemnity (Block)

WHAT IS INSURED?

- ✓ The defect as described in the Defects section of the Policy Schedule and which arises from your use and ownership of the property as described in the Policy Schedule.
- ✓ In the event a church demands payment towards the cost of repair to a church chancel ("Claim") then we will, subject to your compliance with the terms and conditions of this policy, pay under this policy for those losses and costs which are set out in the Cover section of the Policy Schedule.

WHAT IS NOT INSURED?

- × Any amount higher than the Limit of Indemnity under the Policy Schedule.
- × All matters set out under the Exclusions section of the Policy Schedule.
- × Any claim made either by you and/or a third party against you which is not set out in the Cover section of the Policy Schedule.

ARE THERE ANY RESTRICTIONS ON COVER?

- ! In deciding to accept this policy in exchange for the premium and in setting the terms and premium, we have relied on the information given by you (or anyone acting on your behalf). You must ensure that, when answering any questions asked by us, any information provided is accurate and complete.
- ! If you deliberately or recklessly provide us with false or misleading information, we may treat this policy as if it never existed and decline all claims. If you provide us with false or misleading information carelessly, we may:
    - o treat this Policy as if it had never existed, and refuse to pay all claims and return the premium paid. However, we may only do so if we would not otherwise have provided you with insurance cover at all;
    - o amend the terms of this policy, and apply the amended terms as if they were already in place, if a Claim has been adversely affected by your carelessness;
    - o reduce the amount we will pay on a Claim in the proportion the premium you paid bears to the premium we would have charged for this policy; or
    - o take a similar proportionate action.
- ! We, or anyone acting on our behalf, will write to you if we intend to treat this policy as if it had never existed, or amend the terms of this policy.
- ! If you become aware that the information given to us is inaccurate, you must inform us as soon as practicable.

WHERE AM I COVERED?

This policy covers you for the UK property specified in the Policy Schedule.

WHAT ARE MY OBLIGATIONS?

- You, or anyone acting on your behalf, must not:
  - disclose the existence of this policy to any third party other than prospective purchasers, lenders, lessees and their legal advisers without our prior written consent
  - take or fail to take action which results in a Claim as this may prejudice your position and void this policy
  - take any steps to settle a Claim without our prior written consent.
- On becoming aware of any potential or actual Claim, you will:
  - provide written notice and details to us at our registered office address immediately of all known facts including all communications, correspondence and all court documents.
  - not admit any liability whatsoever or take steps to compromise or settle the Claim, without our written consent.
  - provide all information and assistance that we and/or any party professional or otherwise acting on our behalf requires at your own expense doing everything reasonably practicable with our prior written consent to minimise any loss.
- You will not make any
  - admission, promise of payment or indemnity
  - application to a court, Upper Tribunal (Land Chamber) or the Land Registry without our written consent

WHEN AND HOW DO I PAY?

You do not make any payments to us directly. Your professional advisors who arranged and recommended the cover to you will tell you how and when to pay.

WHEN DOES THE COVER START AND END?

Your cover will begin on the Policy Date which is set out in the Policy Schedule. The dates of cover are specified on the Policy Schedule.

HOW DO I CANCEL THE CONTRACT?

This policy can be cancelled by contacting us within 14 days of the Policy Date, provided all interested parties (such as lenders holding a mortgage or charge on the Property) consent to cancellation. If you wish to cancel this policy, please write (quoting your policy number) to 'The Underwriting Manager' at our registered address or email to STLEnquiry@stewart.com.

We may at our discretion charge you for the time that you have been on cover including Insurance Premium Tax.

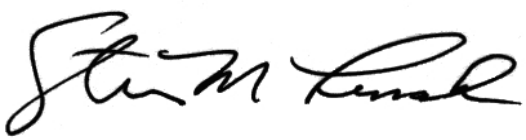
Any refund of premium will be made to the party who paid the premium.

BASIS OF COVER

The Insured has paid or agreed to pay the Premium for this indemnity cover.

The Insured agrees to comply with the terms and conditions of the policy. Failure by the Insured to comply can lead to invalidation of the policy in whole or in part or reduce the amount of any Claim subsequently made.

Signed for and on behalf of Stewart Title Limited



Steven Lessack
CEO, Stewart Title Limited

Authorised Signatory

POLICY SCHEDULE

POLICY NUMBER
203677

PROPERTY
Each property which is noted on the bordereau

POLICY DATE
As referred to on the bordereau per Property

LIMIT OF INDEMNITY
See Additional Policy Clause(s) section below

POLICY TERM
In Perpetuity from the Policy Date

PREMIUM
See Additional Policy Clause(s) section below

THE INSURED

In a purchase transaction the Buyer and, (where there is a contemporaneous purchase and mortgage), the Lender, together with the Buyer's successors in title and their mortgagees. In a remortgage transaction the Lender together with the Lender's successors in title under the Mortgage Deed.

THE INSURER

STEWART TITLE LIMITED - (Company Reg 2770166), 11 Haymarket, London SW1Y 4BP

THE DEFECT

No search of the Record of Ascertainments has been requested on or before the Policy Date and such search would have revealed that the Property may be subject to a potential liability to contribute towards the cost of repair to a church chancel

INSURED USE

Continued use of the Property for residential or commercial uses as in existence at the Policy Date

EXCLUSION(S)

Any Claim arising where the Property is known on the Policy Date to be subject to a definite liability to contribute towards the cost of repair to a church chancel

ADDITIONAL POLICY CLAUSE(S)

WARRANTY
It is warranted by the Insured that as at the Policy Date neither the Insured nor their legal representative has actual knowledge of any matter which may give rise to a Claim.

ASSUMPTIONS
The existing use of the Property will continue
Cover is required where no application for a Chancel "screening" search or full search of the Records of Ascertainment has been carried out which may have revealed a potential chancel liability affecting the Property
The Title to the Property contains no reference to a chancel repair liability applying
The current owner is not aware of a chancel repair liability applying
There have been no chancel repair demands received or made and no enquiries exchanged with the church authorities relating to the chancel repair liability

LIMIT OF INDEMNITY
(Up to £ per Property)
£ 2,000,000.00

This policy document and the bordereau form the basis of the Insured's policy, and the contract between the Insured and the Insurer. Please read the documents and keep them safe.

COVER

In the event of a Parochial Church Council or the Representative Body of the Church of Wales claiming to be entitled to and demanding payment towards the cost of repair to a church chancel directly arising from the Defect ("Claim") the Insurer will indemnify the Insured against:

a. Any payment (including costs and expenses) awarded against the Insured in any proceedings brought against the Insured or agreed in any voluntary settlement or compromise of a Claim with the prior written consent of the Insurer
b. All other costs and expenses incurred by the Insured with the prior written consent of the Insurer including the costs of the Insurer in defending or settling the Claim on the Insured's behalf

GENERAL PROVISIONS

a. Any act or omission by the Insured, or anyone acting on the Insured's behalf, which in whole or in part induces a Claim under the policy may prejudice the Insured's position and could invalidate the policy in whole or in part or reduce the amount of any Claim.
b. The Insurers liability under this policy will not exceed the Limit of Indemnity (as increased by the Inflation Provision if applicable).
c. This policy shall be governed by and construed in accordance with the law of England and Wales and is subject to the jurisdiction of the courts of England and Wales.
d. The policy and any endorsement issued in respect of it are one contract and shall be read together.
e. The insured will not be entitled to abandon the Property to the Insurer.
f. Your information may be used for the purposes of insurance administration by the Insurer, its associated companies, by reinsurers and your intermediary. It may be disclosed to regulatory bodies for the purposes of monitoring and/or enforcing the Insurer's compliance with any regulatory rules/codes.
g. Your information may also be used for offering renewal, research and statistical purposes and crime prevention. It may be transferred to any country, including countries outside the European Economic Area for any of these purposes and for systems administration. Where this happens, we will ensure that anyone to whom we pass your information agrees to treat your information with the same level of protection as if we were dealing with it.
h. If you give us information about another person, in doing so you confirm that they have given you permission to provide it to us to be able to process their personal data (including any sensitive personal data) and also that you have told them who we are and what we will use their data for, as set out in this notice.
i. In the case of personal data, with limited exceptions, and on payment of the appropriate fee, you have the right to access and if necessary rectify information held about you.

NON INVALIDATION

The interest in this policy of any Insured will not be invalidated by a breach of the policy terms or conditions by any other party, unless

a. Such party acted on the Insured's behalf or with the Insured's knowledge and consent
b. Where the Insured is a successor in title, they had knowledge of a breach of the policy terms or conditions or of previous non-disclosure or misrepresentation to the Insurer.

IMPORTANT CONDITIONS

In respect of each Property:-

a. In deciding to accept this policy in exchange for the Premium and in setting the terms and premium, the Insurer has relied on the assumptions made being correct and any information given by the Insured (or anyone acting on the Insured's behalf). The Insured must ensure that, when answering any questions asked by the Insurer, any information provided is accurate and complete and the Insurer is informed of any assumptions which cannot be met.
b. If the Insured deliberately or recklessly provides the Insurer with false or misleading information, the Insurer may treat this policy as if it never existed and decline all claims.
c. If the Insured provides the Insurer with false or misleading information carelessly, the Insurer may:
    a. treat this policy as if it had never existed, and refuse to pay all claims and return the premium paid. However, the Insurer may only do so if it would not otherwise have provided the Insured with insurance cover at all;
    b. amend the terms of this insurance, and apply the amended terms as if they were already in place, if a claim has been adversely affected by the Insured's carelessness;
    c. reduce the amount the Insurer will pay on a claim in the proportion the premium the Insured has paid bears to the premium the Insurer would have charged for the policy; or
    d. take a similar proportionate action.

    The Insurer, or anyone acting on the Insurer's behalf, will write to the Insured if the Insurer intends to treat this policy as if it had never existed, or amend the terms of the policy.
d. If the Insured becomes aware that the information given to the Insurer is inaccurate, the Insured must inform the Insurer as soon as practicable.

e. The Insured (or anyone acting on the Insured's behalf) shall not at any time disclose the existence of this policy to any third party other than their lenders, lessees and respective legal advisers without the Insurers written consent
f. The Insured shall not discuss the Defect with any party without the Insurer's written consent, who, it is reasonable to believe can as a result of the discussion make a Claim.
g. A bordereau is provided to the Insurer by the Policyholder in Excel format setting out the address of the Property, the Limit of Indemnity (being the purchase price of the Property) and the Policy Date (being the date of exchange of contracts for the purchase of the Property by the Insured) and that the bordereau is sent to the Insurer at the Insurer's Address within 14 days of the month end following the Policy Date and payment for all properties listed on the bordereau paid either by cheque payable to Stewart Title Limited or by BACS to HSBC Bank Plc, 60 Queen Victoria Street, London EC4N 4TR Account Name: Stewart Title Premium Collection Account, Sort Code 40-05-30, Account Number: 94573269 Reference: 203677

In respect of Conditions e, f and g above where the Insured fails to comply with these conditions the Insurer's liability under this policy may be limited to the extent the Insurer is compromised by any breach of these conditions

COMPLAINTS PROCEDURE

Any complaint should be raised in the first instance with our General Counsel by

- Writing to the General Counsel at the Insurer's Address
- Telephoning 0207 010 7820

Details of our complaints handling procedure are available by contacting our General Counsel.

If we are unable to resolve your complaint to your satisfaction, you may have the right to refer your complaint to the Financial Ombudsman Service at Exchange Tower, London E14 9SR. The Financial Ombudsman Service website is http://www.financial-ombudsman.org.uk/.

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

RIGHT TO CANCEL POLICY

This Policy can be cancelled by contacting us within 14 days of the policy date, provided all interested parties (such as lenders holding a mortgage or charge on the Property) consent to cancellation. If you wish to cancel this policy, please write (quoting your policy number) to 'The Underwriting Manager' at the Insurer's Address.

We may at our discretion charge you for the time that you have been on cover including Insurance Premium Tax.

Any refund of premium will be made to the party who paid the premium.

CLAIMS CONDITIONS

On becoming aware of any potential or actual Claim, the Insured will:

a. provide written notice and details to the Insurer at the Insurer's Address immediately of all known facts including all communications, correspondence and all court documents.
b. not admit any liability whatsoever or take steps to compromise or settle the Claim, without the written consent of the Insurer.
c. provide all information and assistance that the Insurer and/or any party professional or otherwise acting on the Insurer's behalf require at the Insured's own expense doing everything reasonably practicable with the Insurer's prior written consent to minimise any loss.

The Insured will not make any

a. admission, promise of payment or indemnity
b. application to a court, Upper Tribunal (Land Chamber) or the Land Registry without the written consent of the Insurer

DEALING WITH THE CLAIM

a. In dealing with the Claim the Insurer will at its discretion and cost be entitled to (whether or not the Insurer is liable under this policy):-
   i. take or defend proceedings in any court or tribunal in the name of the Insured in any proceedings including the right to abandon or submit to judgment
   ii. exercise, in the name of the Insured, any rights or remedies available to the Insured in any proceedings including the right to abandon or submit to judgment
   iii. compromise, settle or compound the Claim and deal in such manner as it thinks fit
   iv. pay at any time to the Insured the amount of the Limit of Indemnity (as increased by the Inflation Provision if applicable) or any lesser amount for which the Claim can be settled and then relinquish control of and have no further involvement with the Claim.
b. The Insurer shall be under no obligation to pay the proceeds of any Claim paid under this Policy to any party other than the Insured and that the proceeds of any Claim shall be incapable of assignment.

c. If, at the time of the Claim, there is other insurance (whether incepted by the Insured or any other party) under which the Insured may be entitled to make a Claim, either wholly or partly in respect of the same interest or risk covered by this policy, the Insurer will not be liable to pay or contribute more than their rateable proportion of the Claim.
d. If the Insured shall make any Claim knowing the same to be false or fraudulent, as regards amount or otherwise, this policy shall become void and the Claim shall be forfeited.
e. The Insurer will be entitled to all rights and defences it may have in respect of a Claim notified by any Insured against any successor to that Insured.
f. Where the Insurer and the Insured cannot agree to the amount to be paid under this policy the matter shall be referred to an arbitrator to be appointed by the parties (or in default of agreement, in accordance with the law in force at the time). The making of an award by the arbitrator shall be a condition precedent to any right of action against the Insurer. The Insured will afford to the Insurer every reasonable assistance in this respect.
g. If the Insurer agrees or is obliged to make any payment to or on behalf of an Insured because of the risk insured by this policy the Insurer will immediately be subrogated to any rights which the Insured may have in relation to that risk.

THE FINANCIAL SERVICES COMPENSATION SCHEME (FSCS)

We are covered by the FSCS. You may be entitled to compensation from the scheme if we cannot meet our obligations. This will depend on the type of business and the circumstances of the Claim.

Further information about the compensation scheme arrangements is available from the FSCS who can be contacted at Financial Services Compensation Scheme, 10th Floor, Beaufort House, 15 St Botolph Street, EC3A 7QU. The FSCS website may be viewed at www.fscs.org.uk.

Privacy Notice

Last Revised: *August, 2018*

Our Commitment to Protect Your Privacy

Your privacy is important to us. In Europe and the United Kingdom, we abide by the General Data Protection Regulation and the Data Protection Act, respectively. By (i) browsing our websites, (ii) making inquiries about our products and services, or (iii) ordering a product or service from us (including filing a claim under a policy), you consent to your personal information being collected, held, managed and used in accordance with our privacy practices. You are not required to provide your personal information to us; however, in most cases, without it, we may not be able to provide you with our products and services.

We primarily rely upon the following bases for collecting your personal information: legitimate interest, contract performance, legal obligation or by express consent. You can learn more about these bases for collection and how we handle and process personal information in our Privacy Policy, a copy of which is posted on our website at www.stewartsolution.com/Documents/PrivacyPolicy.pdf or can be made available upon request.

Personal information relates to any information about an individual whose identity can, directly or indirectly, be reasonably determined from it. We will never collect any unnecessary personal information from you and we do not process your information other than as specified in our Privacy Policy. In certain instances, we may share your personal information where we are required or permitted to do so by law.

When you visit our websites, use our products or services, or contact us to make general inquiries, the personal information you submit is stored and transferred to our affiliated companies in Canada and the United States. We may also utilise certain products or services hosted in countries outside of the European Economic Area ("EEA"). By submitting your personal information, you are agreeing to this transfer, storage and/or processing to allow us to provide you with our products and services. Such transfers are on the basis of a variety of legal mechanisms and we ensure (i) the necessary level of protections are in place for your personal information, (ii) strict agreements and measures set out by our company to protect your data are being complied with and (iii) relevant data protection laws are being complied with. Regulatory authorities and enforcement agencies in these other countries may access your personal information in accordance with their laws.

You have several rights regarding the personal information we collect: the right of access, the right to rectification, the right to erasure, the right to restricted processing, and the right to portability. A request to exercise any of these rights must be made in writing and to verify your identity, we will require appropriate identification (for example, a certified copy of your passport) before we will act on any request. Please make your written request to:

By email: Europe: PrivacyEU@stewart.com
UK: PrivacyUK@stewart.com

By post: Stewart Title Limited
Privacy Office – Europe & United Kingdom
11 Haymarket
London SW1Y 4BP

If you have any questions or concerns about your privacy and our privacy practices, it is our hope that you will contact us first to address these issues; however, if you feel we have not adequately dealt with your concerns, you may also contact your local data protection authority.

ENDORSEMENT TO POLICY NUMBER 203677

ENDORSEMENT NUMBER	203677 - 3
PROPERTY ADDRESS	NOTHING

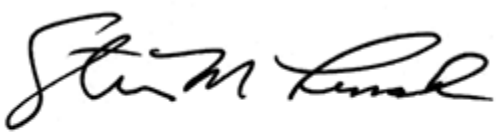
EFFECTIVE DATE	01/05/2024
ADDITIONAL PREMIUM	£0.00

Increase in Limit of Indemnity

The Limit of Indemnity under the policy is hereby increased to £3,000,000.00

All other terms and conditions of the policy remain unaltered

Signed for and on behalf of
STEWART TITLE LIMITED



Steven Lessack
CEO, Stewart Title Limited

Authorised Signatory

Privacy Notice

Last Revised: *August, 2018*

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Personal information relates to any information about an individual whose identity can, directly or indirectly, be reasonably determined from it. We will never collect any unnecessary personal information from you and we do not process your information other than as specified in our Privacy Policy. In certain instances, we may share your personal information where we are required or permitted to do so by law.

When you visit our websites, use our products or services, or contact us to make general inquiries, the personal information you submit is stored and transferred to our affiliated companies in Canada and the United States. We may also utilise certain products or services hosted in countries outside of the European Economic Area ("EEA"). By submitting your personal information, you are agreeing to this transfer, storage and/or processing to allow us to provide you with our products and services. Such transfers are on the basis of a variety of legal mechanisms and we ensure (i) the necessary level of protections are in place for your personal information, (ii) strict agreements and measures set out by our company to protect your data are being complied with and (iii) relevant data protection laws are being complied with. Regulatory authorities and enforcement agencies in these other countries may access your personal information in accordance with their laws.

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UK: PrivacyUK@stewart.com

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11 Haymarket
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Groundsure Homebuyers

Search Details

Prepared for: Setfords Solicitors
Matter: T7398/2
Client address: 74 North Street, Guildford, GU1 4AW

Property:
76 St. Bartholomews Court, Riverside, Cambridge, CB5 8JD

Local Authority:
Groundsure
Nile House, Nile Street, Brighton, BN1 1HW

Date Returned:	Property type:
20/10/2025	Residential

This search was compiled by the Data Supplier above and provided by InfoTrack Ltd - t: 0207 186 8090, e: helpdesk@infotrack.co.uk. This search is subject to terms and conditions issued by InfoTrack which can be viewed at www.infotrack.co.uk or supplied on request. This search is also subject to terms and conditions issued by the Data Supplier, available on request. InfoTrack is registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code. Visit www.propertycodes.org.uk for more information.

Groundsure Homebuyers

LOCATION INTELLIGENCE

76 St Bartholomews Court, Riverside, Cambridge, CB5 8JD

Professional opinion

Addresses the Law Society practice notes on Contaminated Land and Flood risk.

FLOOD RISK

Contaminated Land Liability
Passed

Flooding
High
page 11 >

Further guidance

Ground Stability
Identified
page 11 >

Radon
Passed

Energy
Identified
page 18 >

Transportation
Identified
page 24 >

Planning Constraints
Identified
page 26 >

Planning Applications
82
page 26 >

ClimateIndex™

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding, ground stability** and **coastal erosion**. Please see page 5 > for details and guidance.

5 years	30 years
E	E
Moderate to high risk	Moderate to high risk

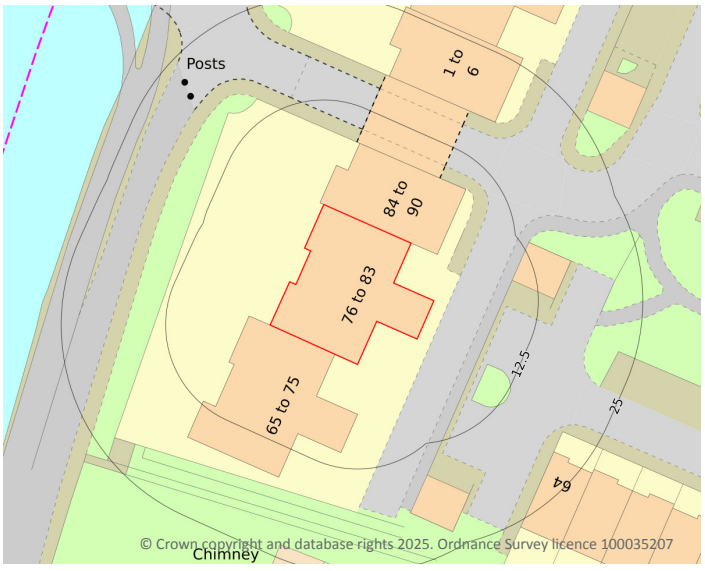
A B C D E F

Negligible risk → High risk

Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**. Please see page 8 > for details.

Site Plan



Contact us with any questions at:
info@groundsure.com
01273 257 755

Ref: IT-97687933
Your ref: IT-97687933
Grid ref: 546537 259382
Date: 20 October 2025

Certified B Corporation

Useful contacts

Cambridge City Council:
https://www.cambridge.gov.uk/ ↗
enquiries@cambridge.gov.uk ↗
01223 457000

Environment Agency National Customer Contact Centre (NCCC):
enquiries@environment-agency.gov.uk ↗
03708 506 506

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on **page 43 >**.



Contaminated Land

The property has passed Groundsure's Contaminated Land Liability assessment.



Flooding

Flooding
An elevated level of flood risk has been identified at the property.

Next steps for consideration:

- Ensure buildings and contents insurance covering flood risk is available and affordable. The property may be eligible for the Flood Re scheme. Whilst the property may qualify the decision to insure through Flood Re rests with your insurance provider. You may wish to enquire with them further on this;
- A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further guidance on groundwater flooding has been produced by the Environment Agency and can be found at https://www.gov.uk/guidance/groundwater-flooding ↗;
- Make enquiries of the seller (e.g. in the TA6) and other nearby residents on any flooding that may have occurred;
- Sign up to the government's Flood Warnings and Alerts https://www.gov.uk/sign-up-for-flood-warnings ↗;
- Investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood;
- Create a flood plan https://www.gov.uk/prepare-for-flooding ↗;
- The assessment is based on the highest flood risk found within the site boundary. Whilst the maps within the report provide a visual representation, we are able to provide a manual flood assessment breaking down the risk to the main dwelling/building and the outside areas. Please contact us at info@groundsure.com ↗;
- If the property has recently been constructed, the risk assessment within this report will not take into account measures put in place by the developer. This should be factored in when making any purchase decisions.



Ground stability

The property is indicated to lie within an area that could be affected by natural ground subsidence, mining other than coal, infilled land. You should consider the following:

Next steps for consideration:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings
- you should also check whether the property benefits from a current NHBC guarantee or other environmental warranty that often covers structural issues. Please note the presence of an NHBC guarantee wouldn't change the risk assessment of this report

Non-coal mining areas

The property is assessed to be in a non-coal mining area.

Next steps for consideration:

- A more detailed mining search may further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider

Other considerations

These are next steps associated with non-environmental search returns on matters of energy facilities, transport infrastructure and planning constraints.

Energy

Wind

Existing or proposed wind installations have been identified within 5km.

Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

Solar

Existing or proposed solar installations have been identified within 5km of the property.

Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property

ClimateIndex™ physical risks

Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from **flooding, natural ground stability and coastal erosion**. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

ClimateIndex™

The **risks with the greatest impact on the overall ClimateIndex™ are positioned first** in the list(s) below. Any risks that have not been identified at the site have been omitted.

E — 5 years

Moderate to high risk

Highest impact

Flooding
Flooding is expected to remain a risk over the next 5 years, please see assessment on page 12 >

Ground stability
Ground stability risk from shrink swell clay is expected to increase over the next 5 years

Lowest impact

Surface water flooding
Risk from surface water flooding is expected to increase over the next 5 years

E — 30 years

Moderate to high risk

Highest impact

Flooding
Flooding is expected to remain a risk over the next 30 years, please see assessment on page 12 >

Ground stability
Ground stability risk from shrink swell clay is expected to remain over the next 30 years

Lowest impact

Surface water flooding
Surface water flooding is expected to remain a risk over the next 30 years

Rating key

A B C D E F

Negligible risk → High risk

The ClimateIndex™ (A-F) is an overall illustration of the potential impact from the physical risks covered in this assessment - flooding from numerous sources, ground stability and coastal erosion.

ClimateIndex™ guidance and next steps

Flooding

Climate change could increase the risk of flooding on this property in 5 years and/or 30 years, which may impact your ability to obtain insurance or even have an effect on the value of the property. To best protect the property, and your investment, against this risk we recommend the following:

- Ensure buildings and contents insurance covering flood risk is available and affordable. Take into consideration that premiums could be impacted in the future if the risk increases due to climate change. The property may be eligible for the Flood Re ↗ scheme. Your insurer will be able to advise. Please note that this scheme is due to end in 2039, and owners may be required to invest in improving the flood resiliency of the property
- Sign up for flood warnings ↗ provided by the government
- Look into the various forms of flood resistance ↗ and resilience ↗ measures that will help protect your property in the event of a flood. The local authority may be able to let you know if there are any future flood protection schemes that could benefit your area

Ground stability

Over time, this property is susceptible to an increased risk of ground stability issues from shrinking and swelling clays due to the impact of climate change. To protect your property against this risk, we recommend the following next steps:

- If no survey has been undertaken, consider commissioning a building survey carried out by a suitably qualified person which looks at ground instability, and how the conditions may become more extreme (more extreme wet and dry periods) with climate change
- If the property has clay drainage pipes, consider replacing these with a modern equivalent
- Seek specialist advice before any of the following: starting major building work; removing any mature trees that pre-date the construction of the property; or planting any new trees near the property. The safe planting distance is dependent on the tree species, foundation type and soil composition. A guide can be found here ↗
- Ensure foundations of new constructions or extensions are designed with shrink-swell clay soil conditions in mind, particularly how these could become more extreme with climate change
- Ensure the property has adequate insurance covering subsidence. Premiums may be higher where subsidence has occurred, or the property is at an increased risk. We recommend speaking to an insurance broker ↗ for specialist advice

See **page 41 >** for further details.

Let's talk about climate

For more information on ClimateIndex™ or our climate related recommendations call us on: 01273 257 755
See our ClimateIndex™ clauses ↗ here for actionable guidance on risks associated with climate change

ClimateIndex™ transition risks

Energy Performance

An Energy Performance Certificate (EPC) contains information about a property's energy use and typical energy costs, alongside recommendations about how to reduce energy use and potentially save money. An EPC also contains an energy efficiency rating: from A (most efficient) to G (least efficient). EPC certificates are valid for 10 years or until a newer EPC is produced. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

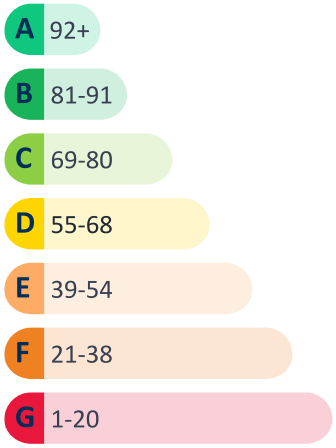
We have found an EPC relating to 76 St. Bartholomews Court, Riverside, CB5 8JD
UPRN: 10002565346

Current EPC rating

C | 80

Certificate date: 26th July 2019
Valid until: 25th July 2029
Property type: Flat
Floor area: 80 sq m

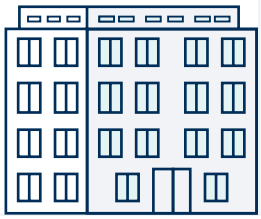
You can visit gov.uk's find an energy certificate service ↗ to search for the EPC for more detail.



Average rating for similar properties in your area

C | 72

We have calculated the average rating in your area and determined that this property is **above the average** score for similar type properties of similar size.



Potential EPC rating

B | 81

An energy assessor has determined the potential level of energy efficiency that could be achieved at the property.

Total cost to improve EPC rating:
£20 - £20

Your EPC assessor has provided the following next steps to improve the energy efficiency of your home:

Step	Recommended measures	Indicative cost
Step 1	Low energy lighting	£20

Letting and energy efficiency regulations

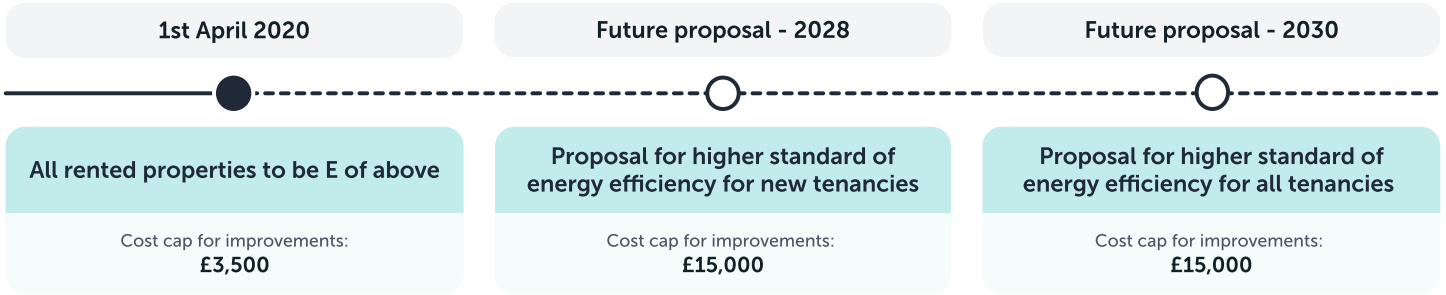
Minimum Energy Efficiency Standards (MEES) require all rented properties let in England and Wales to have a minimum EPC rating of 'E'.

If the property has an EPC rating of D or E it is important that you consider required or planned retrofit costs against any anticipated equity gain.

Conversely, if energy efficiency is improved at the property through investment in recommended measures, you may be able to unlock improved rates through the increasing number of green mortgages on the market from lenders. A number are now looking at incentivising landlords to invest in energy improvement measures, including reduced or tapered rates once works have been completed. This may have a beneficial effect on the annual profitability of the rental.

Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered.

Government guidelines and proposals (presented in the Government's consultation on Improving the energy performance of privately rented homes in England and Wales ↗) are summarised below.



Properties can be exempt from these requirements though this may not pass to the new owner or landlord upon sale. Any exemptions will need to be registered on the PRS Exemptions Register. Click here ↗ for more information on exemptions and how to register them.

ClimateIndex™ transition risks

Flood protection

Flood Re is a government-backed insurance scheme in the United Kingdom that aims to make flood insurance more affordable and available for properties at high risk of flooding. It allows insurers to pass on the flood risk element of home insurance policies to Flood Re. This enables insurers to offer more affordable premiums to homeowners in high-risk flood areas.

This only impacts properties built before January 1st 2009, as properties built after should have been built to stricter flood resistant standards.

If your property is not covered by Flood Re or if you're facing challenges in obtaining affordable insurance, demonstrating investment in flood resilience measures may improve your prospects with insurers.

The Flood Re scheme **concludes in 2039**, meaning affordable flood insurance may be harder to secure.

By installing flood resilience measures in your property, you can increase the likelihood of securing affordable insurance even after the Flood Re scheme ends. This, in turn, can positively impact the availability of mortgages for your property.

Reducing flood risk

Flood resistance measures aim to prevent or reduce flood damage, while **flood resilience** measures focus on adapting and recovering from flood impacts. Other measures are available and we recommend seeking advice from a flood protection specialist.

Resistance	Resistance	Resistance	Resistance
Flood doors & windows from £500	**Flood barriers (garage/ driveway)** from £2,000	**Non return valves on drains and pipes** £70 to £700	**Air brick covers** £50 to £150

Resistance	Resilience	Resilience	Resilience
Vent covers from £60	**Water resistant mortar in external walls** from £150	**Waterproof external walls** from £500	**Relocating electric/ service meters** £760 to £2,500

Contact us with any questions at:
info@groundsure.com
01273 257 755

Environmental summary

Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.
Please see the guidance and next steps on page 2 > for further advice.

Contaminated Land

No significant concerns have been identified as a result of the contaminated land searches.

Contaminated Land Liability	**Passed**
Past Land Use	**Passed**
Waste and Landfill	**Passed**
Current and Recent Industrial	**Passed**

Flooding

The property and area within the site outline is at risk from one or more kinds of flooding. Property's overall risk assessment for past flooding and river, coastal, surface water and groundwater flooding is high.
Please see page 12 > for details of the identified issues.

River and Coastal Flooding	**Very Low**
Groundwater Flooding	**High**
Surface Water Flooding	**Negligible**
Past Flooding	**Identified**
Flood Storage Areas	**Not identified**

FloodScore™ insurance rating	**Very Low**	Compiled by Ambiental, a leading flood risk analysis company. Click here ↗ for details.

Ground stability

The property is assessed to have potential for natural or non-natural ground subsidence.
Please see page 15 > for details of the identified issues.

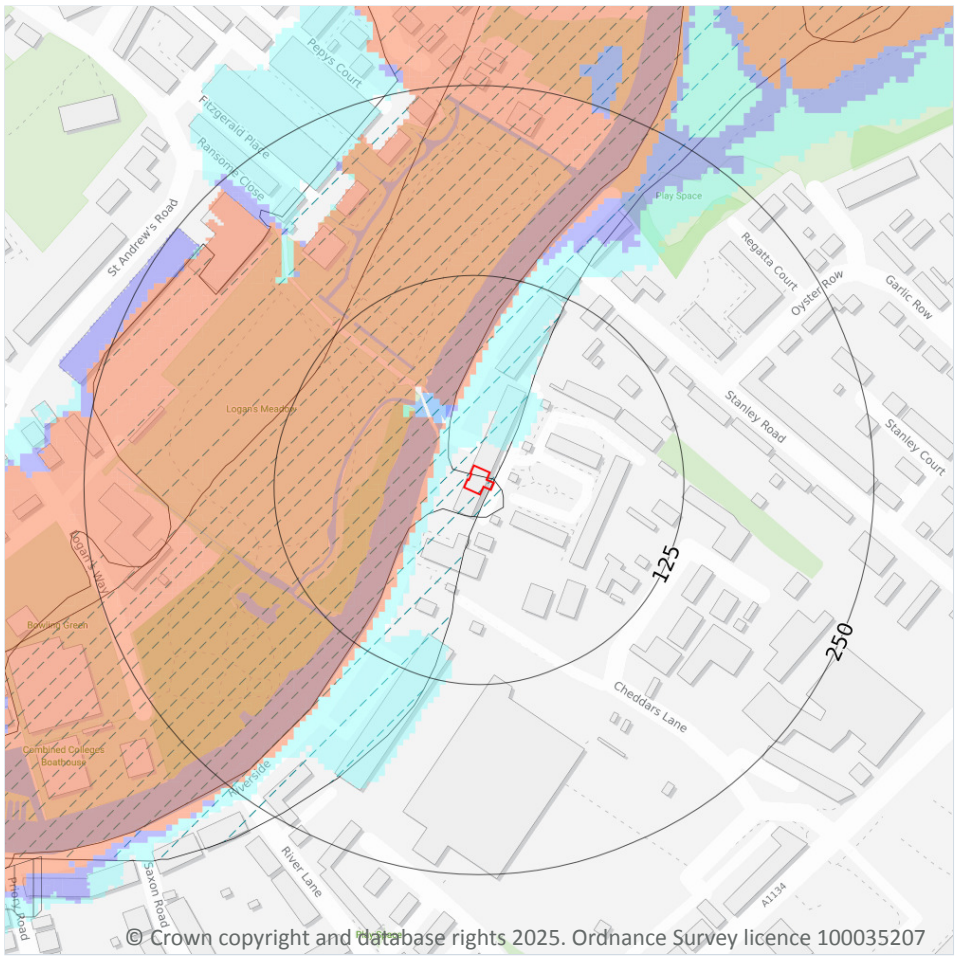
Natural Ground Stability	**Moderate-High**
Non-Natural Ground Stability	**Identified**

Radon

Local levels of radon are considered normal. However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status.

Not in a radon affected area

Flooding / Risk of flooding from rivers and the sea



Site Outline

Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low

- Historical Flood Events
- Areas Used for Flood Storage
- Reduced river/sea flooding risk due to defences
- Flood Defences

Historical flood areas

Large scale flooding has been recorded in the area where the property is located in the past.

A record of a flood in previous years does not mean that an area will flood again, especially as this information does not take account of flood management schemes and improved flood defences. Equally, absence of a historic flood event for an area does not mean that the area has never flooded, but only that it doesn't appear in Environment Agency national data. This information is collated from a database showing the individual footprint of every historic flood recorded by the Environment Agency. Please note this doesn't include records held by individual local offices.

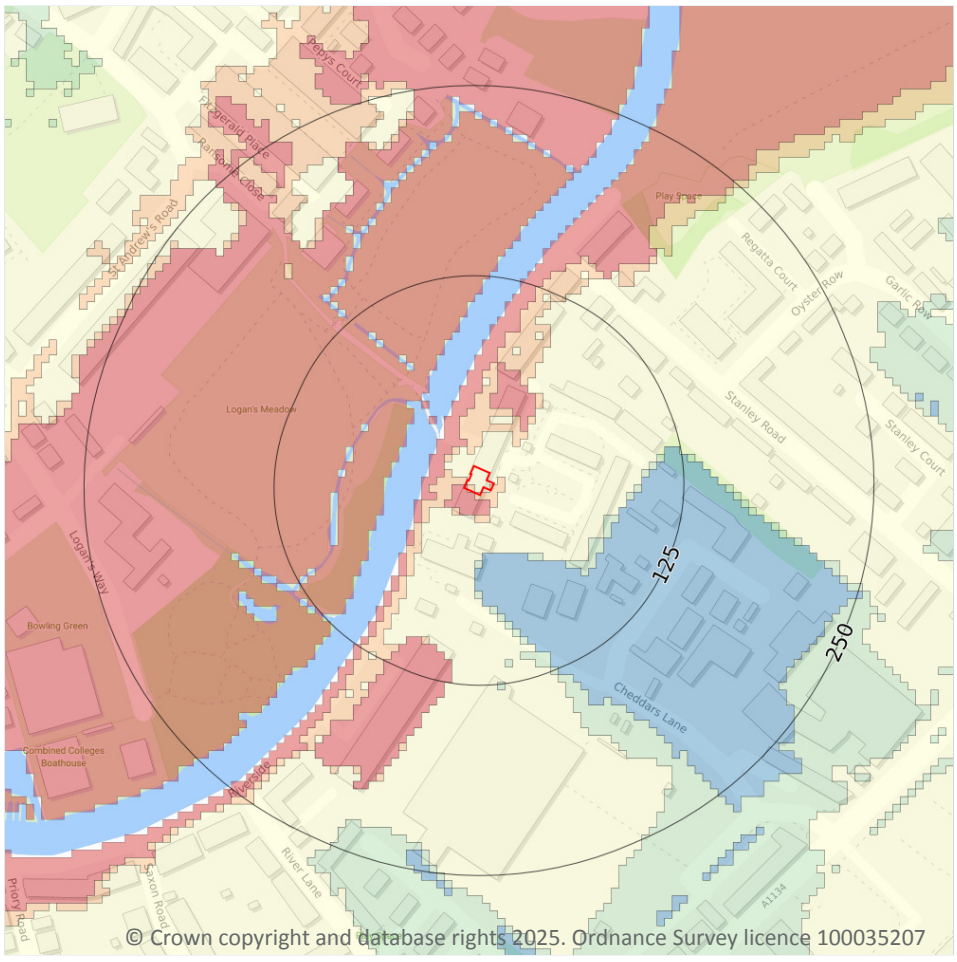
As flood risks may or may not have changed, this requires further investigation.

Distance	Direction	Date of Flood	Flood Source	Flood Cause	Type of Flood
0	on site	1947-03-13 1947-03-19	Main river	Channel capacity exceeded (no raised defences)	Fluvial

Contact us with any questions at:
info@groundsure.com
01273 257 755

Distance	Direction	Date of Flood	Flood Source	Flood Cause	Type of Flood
0	on site	2001-10-21 2001-10-23	Main river	Channel capacity exceeded (no raised defences)	Fluvial

Flooding / Groundwater flooding



Ambiental data indicates that the property is in an area with a high risk of groundwater flooding. Should a 1 in 100-year groundwater flood occur, groundwater levels could rise above ground level to depth of over 25cm. Basement areas may become inundated.

Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body 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 nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including for negligence) arising from its use is excluded to

the fullest extent permitted by law. Your use of the data/report/assessment constitutes your agreement to bring no claim against NERC or BGS in connection with it.

Ground stability / Natural ground subsidence



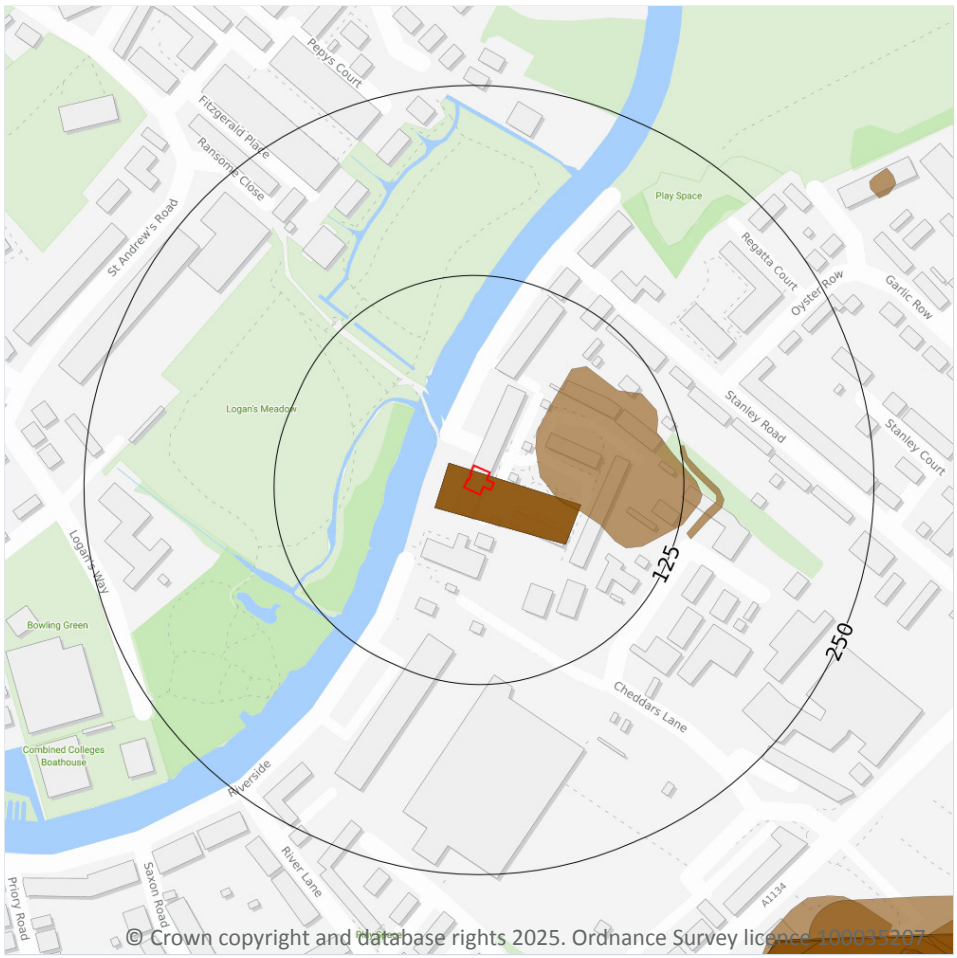
Natural ground subsidence

The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims or events. Additionally, this data does not take into account whether buildings on site have been designed to withstand any degree of subsidence hazard.

Please see the guidance and next steps on **page 2 >** for further advice.

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by the British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term “Subsidence” refers to ground movement that could cause damage to foundations in domestic or other properties.

Ground stability / Non-natural ground subsidence



Site Outline

Search buffers in metres (m)

Infilled Land

Mining hazards:

Highly likely

Likely

Non-coal mining areas

The property is located in an area that may be affected by surface or sub-surface mining of materials other than coal. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Please see the guidance and next steps on **page 2 >** for further advice.

Mining cavities

There is a hole or cavity caused by mining close to the property. Such mining cavities may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used. However, this does not confirm whether the property will be directly affected.

Please see the guidance and next steps on **page 2 >** for further advice.

Distance	Direction	Address	Bedrock Deposits	Type of Mining
82 m	SW	Cambridge, Cambridgeshire	Lower Chalk Formation, Cambridge Greensand, Gault, Lower Greensand, Kimmeridge Clay	Coprolite

The above Mining Cavities information is provided by Stantec UK Ltd.

Infilled land

Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Please see the guidance and next steps on **page 2 >** for further advice.

Distance	Direction	Use	Date
0	on site	Settling Tanks	1991
0	on site	Settling Tanks	1973
0	on site	Settling Tanks	1984

Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.

Energy summary

Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas	Not identified
Oil and gas wells	Not identified

Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Please see the guidance and next steps on **page 2 >** for further advice. Additionally, see **page 19 >** for details of the identified issues.

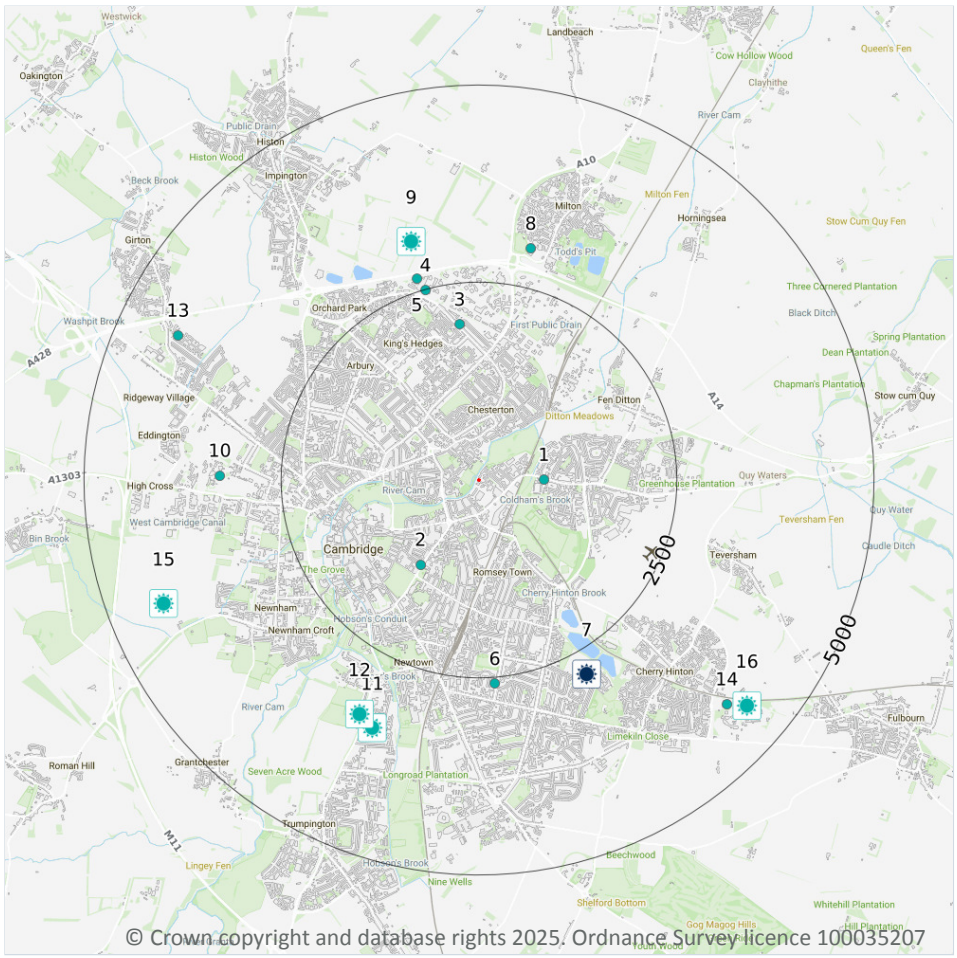
Planned Multiple Wind Turbines	Not identified
Planned Single Wind Turbines	Identified
Existing Wind Turbines	Not identified
Proposed Solar Farms	Identified
Existing Solar Farms	Identified

Energy

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

Power stations	Not identified
Energy Infrastructure Projects	Not identified

Energy / Wind and solar



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Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
1	812 m	E	Site Name: 542 Newmarket Road, Cambridge, Cambridge, Cambridgeshire, CB5 8LL Planning Application Reference: 06/1347/FUL Type of Project: Wind Turbine	Application Date: 2006-12-28 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of wind turbine on roof of workshop. Approximate Grid Reference: 547360, 259385
2	1-2 km	SW	Site Name: David Building Anglia Ruskin U East Road, Cambridge, CB1 1BA Planning Application Reference: 10/1062/FUL Type of Project: Wind Turbine	Application Date: 2010-10-21 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of solar panels and wind turbine on 4th floor roof of the David Building. Approximate Grid Reference: 545795, 258307
3	1-2 km	N	Site Name: Arbury Camp, Kings Hedges Road, Cambridge, South Cambridgeshire, Cambridgeshire, CB4 2 Planning Application Reference: S/0292/07/F Type of Project: Wind Turbine	Application Date: 2007-02-20 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a wind turbine. Approximate Grid Reference: 546291, 261354
4	2-3 km	N	Site Name: Cambridge Regional College, Kings Hedges Road, Milton, Cambridge, South Cambridgeshire, Cambridgeshire, CB4 2QT Planning Application Reference: S/2112/05/F Type of Project: Wind Turbine	Application Date: 2005-11-05 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 15 metre high wind turbine. Approximate Grid Reference: 545858, 261789
5	2-3 km	N	Site Name: Cambridge Regional College, Kings Hedges Road, Cambridge, South Cambridgeshire, Cambridgeshire, CB4 2QT Planning Application Reference: S/2456/04/F Type of Project: Wind Turbine	Application Date: 2005-01-04 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 15 metre high wind turbine. Approximate Grid Reference: 545858, 261789
6	2-3 km	S	Site Name: 130 Coleridge Road, Cambridge, Cambridge, Cambridgeshire, CB1 3PR Planning Application Reference: 07/0176/FUL Type of Project: Wind Turbine	Application Date: 2007-03-02 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of building mounted micro wind turbine on residential property. Approximate Grid Reference: 546738, 256797

ID	Distance	Direction	Details	
8	2-3 km	N	Site Name: Tesco Stores Ltd Cambridge Road, Cambridge, Milton, CB24 6AY Planning Application Reference: S/0140/09/F Type of Project: Wind Turbine	Application Date: 2009-01-28 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of wind turbine. Approximate Grid Reference: 547194, 262317
10	3-4 km	W	Site Name: West Cambridge Campus Madingley Road, Cambridge, CB3 0HA Planning Application Reference: 08/0753/FUL Type of Project: Wind Turbine	Application Date: 2008-05-23 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of research wind turbine and ancillary development. Approximate Grid Reference: 543250, 259437
13	4-5 km	NW	Site Name: Car park To The William Collyn, Wellbrook Way, Girton, Cambridge, CB3 0GP Planning Application Reference: S/0425/19/FL Type of Project: Wind Turbine	Application Date: 2019-01-31 Planning Stage: Detail Plans Granted Project Details: Scheme comprises cctv pole, solar panel and mini wind turbine and height restriction barrier. Approximate Grid Reference: 542721, 261214
14	4-5 km	SE	Site Name: Tesco Superstore Yarrow Road, Cambridge, Fulbourn, CB1 9BF Planning Application Reference: S/0101/09/F Type of Project: Wind Turbine	Application Date: 2009-03-12 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of a micro wind turbine and associated works. Approximate Grid Reference: 549680, 256538

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.
If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property.

Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

ID	Distance	Direction	Address	Details	
7	2-3 km	SE	St Bedes Inter-Church School, Birdwood Road, Cambridge, Cambridgeshire, CB1 3TD	Contractor: Solar Options for Schools LPA Name: Cambridge Capacity (MW): 1	Application Date: 05/02/2019 Pre Consent Status: Planning Permission Granted Post Consent Status: Awaiting Construction Date Commenced: -

The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is updated on a monthly basis.

Proposed solar installations

There is a planning permission application relating to a solar farm or smaller installation near to the property.

Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

ID	Distance	Direction	Address	Details	
9	3-4 km	N	Manor Farm, Milton Road, Impington, Cambridge, Cambridgeshire, CB24 9NG	Applicant name: No Details Application Status: EIA Screening Application Date: No Details Application Number: S/0101/14/E1	Request for Screening Opinion for Solar Farm and Associated Development
11	3-4 km	SW	13 Barrow Road Cambridge Cambridgeshire CB2 8AP	Applicant name: Ms Meera Arumugam Application Status: Awaiting decision Application Date: 11/03/2022 Application Number: 18/1984/NMA1	Non material amendment of planning permission 18/1984/FUL (Erection of studio ancillary to main dwelling, new brick walls and timber fence to side and rear boundaries, and installation of PV solar panel array) to reposition the model railway and intorgrate the PV solar aray in to a station canopy structure over part of the model railway.

ID	Distance	Direction	Address	Details	
12	3-4 km	SW	13 Barrow Road, Cambridge, Cambridgeshire, CB2 8AP	Applicant name: Ms Meera Arumugam Application Status: Awaiting decision Application Date: 02/01/2019 Application Number: 18/1984/FUL	Erection of studio ancillary to main dwelling, new brick walls and timber fence to side and rear boundaries, and installation of PV solar panel array.
15	4-5 km	W	Maintenance Unit, Laundry Farm, Barton Road, Grantchester, Cambridge, CB3 9LH	Applicant name: University Of Cambridge c/o Agent Application Status: No Details Application Date: 03/09/2018 Application Number: S/3327/18/FL	Installation of solar photovoltaic array to provide power to Estate Management maintenance fleet.
16	4-5 km	SE	Capital Park, The Visual Space, Cambridge, Fulbourn, CB21 5XE	Applicant name: Diogo Nunes Application Status: Awaiting decision Application Date: 28/10/2020 Application Number: 20/03675/FUL	Erection of free standing photovoltaic equipment.

This data is sourced from Serac Tech and Glenigan.

Transportation summary

HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.
Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 Route	Not identified
HS2 Safeguarding	Not identified
HS2 Stations	Not identified
HS2 Depots	Not identified
HS2 Noise	Not assessed
HS2 Visual impact	Not assessed

Crossrail

The property is not within 250 metres of the Crossrail 2 project.

Crossrail 2 Route	Not identified
Crossrail 2 Stations	Not identified
Crossrail 2 Worksites	Not identified
Crossrail 2 Safeguarding	Not identified
Crossrail 2 Headhouse	Not identified

Other Railways

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.
The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.
Additionally, see **page 25 >** for details of the identified issues.

Active Railways and Tunnels	Not identified
Historical Railways and Tunnels	Identified
Railway and Tube Stations	Not identified
Underground	Not identified

Transportation / Railways and Underground



Site Outline

Search buffers in metres (m)

Railway stations

Active railways

Active tunnels

Abandoned railways

Historic railways

Historic tunnels

Historical railway infrastructure

The property is situated within 250m of a railway or tunnel feature identified on historical mapping. Please note that many historical railways noted in this section will still be in use today.

Please note that for reasons of clarity only the closest record identified will be shown in the table below, though the full extent of records identified can be seen on the map.

Distance	Direction	Feature	Year
69 m	E	Tramway Sidings	1927

Planning summary

Planning Applications

Using Local Authority planning information supplied and processed by Serac Tech dating back 7 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

1 **Home improvement**
searched to 50m

Please see page 27 > for details of the proposed developments.

0 **Small residential**
searched to 50m

0 **Medium residential**
searched to 125m

7 **Large residential**
searched to 500m

Please see page 28 > for details of the proposed developments.

74 **Mixed and commercial**
searched to 500m

Please see page 29 > for details of the proposed developments.

Please note the links for planning records were extracted at the time the application was submitted therefore some links may no longer work. In these cases, the application details can be found by entering the application reference manually into the Authority's planning website.

In order to understand this planning data better together with its limitations you should read the full detailed limitations on page 46 >.

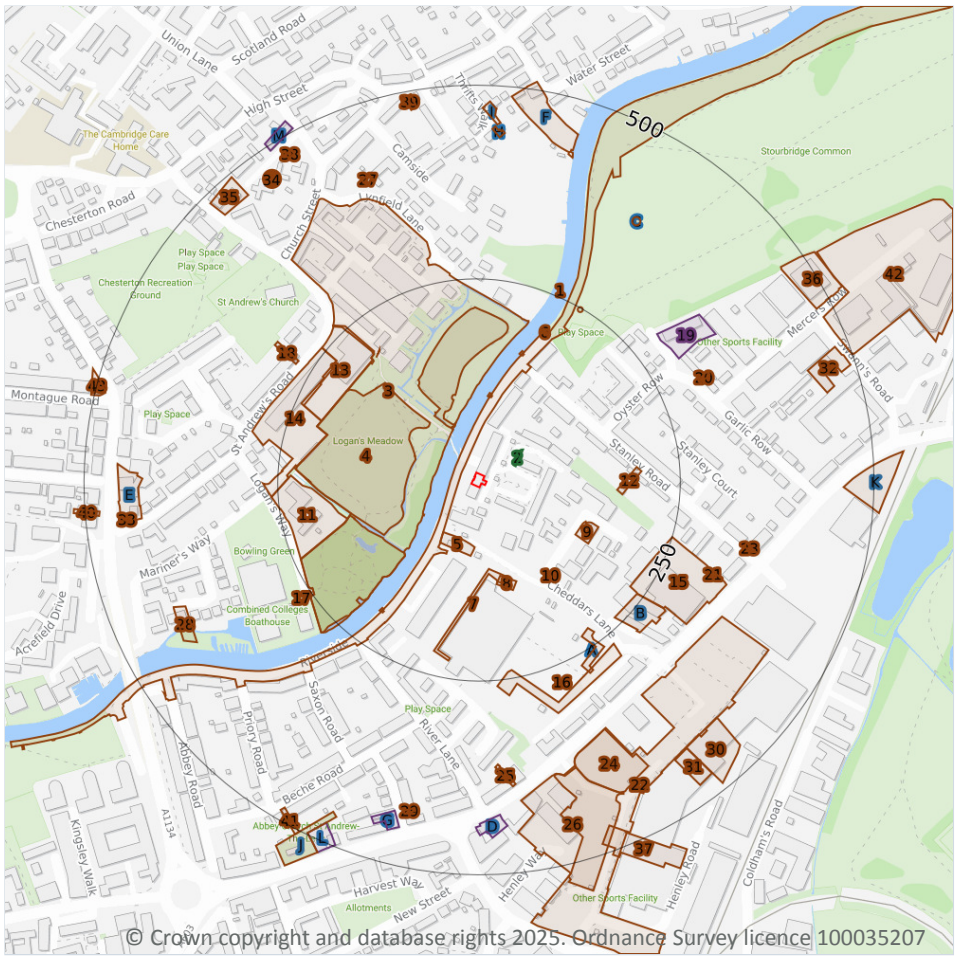
Planning constraints

Protected areas have been identified within 50 metres of the property.

Please see page 39 > for details of the identified issues.

Environmental Protected Areas	Not identified
Visual and Cultural Protected Areas	Identified

Planning Applications



Home improvement applications searched to 50m

1 home improvement planning applications within 50m from the property have been submitted for planning permission during the last seven years. These applications relate to developments associated with an existing residential address. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 2 Distance: 40 m Direction: NE	Application reference: 19/0664/FUL Application date: 14/05/2019 Council: Cambridge City and South Cambridgeshire	Address: 37 St Bartholomews Court Cambridge CB5 8HG Project: Basement Renovation (Lantern & French Doors) Last known status: Approved Decision date: 08/07/2019	Link ↗

The data is sourced from Serac Tech

Large residential applications searched to 500m

7 large residential developments within 500m from the property have been submitted for planning permission during the last seven years. Large residential developments are considered to be residential builds of over 10 dwellings. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 19 Distance: 287 m Direction: NE	Application reference: 20/03646/PRI03O Application date: 26/05/2020 Council: Cambridge City and South Cambridgeshire	Address: Murdoch House 30 Garlic Row Cambridge Cambridgeshire CB5 8HW Project: 28 Flats (Conversion) Last known status: Approved Decision date: 03/09/2020	Link ↗
ID: D Distance: 423 m Direction: S	Application reference: 18/1679/FUL Application date: 29/10/2018 Council: Cambridge City and South Cambridgeshire	Address: 212-214 Newmarket Road Cambridge CB5 8JL Project: Mixed Use Development with 13 Flats and Commercial Space Last known status: Approved Decision date: 12/06/2020	Link ↗
ID: G Distance: 431 m Direction: S	Application reference: 19/1010/FUL Application date: 17/07/2019 Council: Cambridge City and South Cambridgeshire	Address: 185-189 Newmarket Road And 1 Godesdone Road Cambridge Cambridgeshire CB5 8HA Project: Mixed Use Development with 12 Residential Units & Retail Space Last known status: Refused Decision date: 06/12/2021	Link ↗
ID: G Distance: 431 m Direction: S	Application reference: 22/04356/FUL Application date: 04/10/2022 Council: Cambridge City and South Cambridgeshire	Address: 185-189 Newmarket Road And 1 Godesdone Road Cambridge Cambridgeshire CB5 8HA Project: Mixed Use Development with 12 Residential Units & Retail Space Last known status: Approved Decision date: 05/05/2023	Link ↗
ID: L Distance: 476 m Direction: SW	Application reference: 20/01125/FUL Application date: 04/02/2020 Council: Cambridge City and South Cambridgeshire	Address: 143-147 Logic House Newmarket Road Cambridge CB5 8HA Project: 10 Residential Units Development Last known status: Validated Decision date: 22/02/2021	Link ↗
ID: M Distance: 493 m Direction: NW	Application reference: 21/01625/FUL Application date: 09/04/2021 Council: Cambridge City and South Cambridgeshire	Address: Church Hall 6A Chapel Street Cambridge Cambridgeshire CB4 1DY Project: 13 Apartments & Day Nursery (Refurbishment/Extension) Last known status: Refused Decision date: 03/03/2022	Link ↗
ID: M Distance: 493 m Direction: NW	Application reference: 23/00064/FUL Application date: 09/01/2023 Council: Cambridge City and South Cambridgeshire	Address: Church Hall 6A Chapel Street Cambridge Cambridgeshire CB4 1DY Project: 13 Apartments & Multi-Functional Early Years Space Development Last known status: Approved Decision date: 09/04/2024	Link ↗

The data is sourced from Serac Tech

Mixed and commercial applications searched to 500m

74 mixed and commercial developments within 500m from the property have been submitted for planning permission during the last seven years. Mixed and commercial developments are considered to be any other development that can be mixed use of commercial and residential development or purely commercial. This section also includes any planning applications that do not have a classification and these could be residential, commercial or a mixture of both. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 1 Distance: 16 m Direction: E	Application reference: 24/02163/SCRE Application date: 31/05/2024 Council: Cambridge City and South Cambridgeshire	Address: Street Record Newmarket Road Stow Cum Quy Cambridgeshire Project: EIA Screening Opinion for Bottisham Greenway Last known status: Validated Decision date: Not supplied	Link ↗
ID: 3 Distance: 48 m Direction: NW	Application reference: 24/01969/S106A Application date: 22/05/2024 Council: Cambridge City and South Cambridgeshire	Address: 2-48 (evens) Fitzgerald Place, Cambridge, CB4 1GW, 104-118 (even) St Andrews Road, Cambridge, CB4 1DN. 1-11 (inc) Ransome Close, Cambridge, CB4 1WH. 12, 14-20 (inclusive) Ransome Close, Cambridge, CB4 1WH Project: Planning Obligations Modification Last known status: Other Decision date: 19/06/2025	Link ↗
ID: 4 Distance: 63 m Direction: W	Application reference: 22/04293/FUL Application date: 28/09/2022 Council: Cambridge City and South Cambridgeshire	Address: Logans Meadow Local Nature Reserve Logans Way Cambridge Cambridgeshire Project: Local Nature Reserve Extension in East Chesterton Last known status: Approved Decision date: 09/03/2023	Link ↗
ID: 5 Distance: 70 m Direction: S	Application reference: 23/04873/FUL Application date: 21/12/2023 Council: Cambridge City and South Cambridgeshire	Address: Engineers House Riverside Cambridge Cambridgeshire CB5 8HN Project: Refurbishment of Bar and Servery with Site Accessibility Upgrades Last known status: Approved Decision date: 10/05/2024	Link ↗
ID: 6 Distance: 99 m Direction: N	Application reference: 19/0160/CL2PD Application date: 05/02/2019 Council: Cambridge City and South Cambridgeshire	Address: Riverside Cambridge Cambridgeshire Project: River Mooring Points Installation Last known status: Approved Decision date: 02/04/2019	Link ↗
ID: 7 Distance: 106 m Direction: S	Application reference: 24/00771/FUL Application date: 01/03/2024 Council: Cambridge City and South Cambridgeshire	Address: Tesco Newmarket Road Cambridge Cambridgeshire CB5 8LD Project: Cooling Equipment Installation and Fencing Last known status: Refused Decision date: 02/05/2024	Link ↗

ID	Details	Description	Online record
ID: 8 Distance: 117 m Direction: S	Application reference: 24/02184/FUL Application date: 05/06/2024 Council: Cambridge City and South Cambridgeshire	Address: Tesco Cheddars Lane Cambridge Cambridgeshire CB5 8LD Project: Compressor and Gas Cooler Installation Last known status: Approved Decision date: 29/07/2024	Link ↗
ID: 9 Distance: 133 m Direction: SE	Application reference: 22/05017/FUL Application date: 17/11/2022 Council: Cambridge City and South Cambridgeshire	Address: 23 And 24 Cheddars Lane Cambridge Cambridgeshire CB5 8LD Project: MOT & Tyre Servicing Centre (Change of Use) Last known status: Approved Decision date: 15/02/2023	Link ↗
ID: 10 Distance: 140 m Direction: SE	Application reference: 20/04160/TELDET Application date: 08/10/2020 Council: Cambridge City and South Cambridgeshire	Address: Land At The Front Of 17 Cheddars Lane Cambridge Cambridgeshire CB5 8LD Project: Telecommunications Monopole Installation Last known status: Withdrawn Decision date: 26/11/2020	Link ↗
ID: 11 Distance: 166 m Direction: W	Application reference: 19/1697/FUL Application date: 10/12/2019 Council: Cambridge City and South Cambridgeshire	Address: Willowbank Logans Way Cambridge CB4 1BL Project: Scooter Store (New Construction) Last known status: Approved Decision date: 19/02/2020	Link ↗
ID: 12 Distance: 169 m Direction: E	Application reference: 19/1658/CLUED Application date: 03/12/2019 Council: Cambridge City and South Cambridgeshire	Address: 73A Stanley Road Cambridge CB5 8LF Project: Self-Contained Dwelling Use Confirmation Last known status: Approved Decision date: 03/03/2020	Link ↗
ID: 13 Distance: 195 m Direction: NW	Application reference: 25/02644/FUL Application date: 04/07/2025 Council: Cambridge City and South Cambridgeshire	Address: St Andrews House St Andrews Road Cambridge Cambridgeshire CB4 1DL Project: Infrastructure and Facility Upgrades Last known status: Approved Decision date: 03/10/2025	Link ↗
ID: 14 Distance: 196 m Direction: W	Application reference: 20/01123/CL2PD Application date: 04/02/2020 Council: Cambridge City and South Cambridgeshire	Address: Radio House St Andrews Road Cambridge CB4 1DL Project: Business Use (Certificate of Lawfulness) Last known status: Approved Decision date: 17/04/2020	Link ↗
ID: A Distance: 227 m Direction: SE	Application reference: 23/04260/FUL Application date: 08/11/2023 Council: Cambridge City and South Cambridgeshire	Address: Tesco Cheddars Lane Cambridge Cambridgeshire CB5 8LD Project: Click & Collect Storage Lockers Installation Last known status: Approved Decision date: 10/01/2024	Link ↗
ID: 15 Distance: 229 m Direction: SE	Application reference: 21/02861/FUL Application date: 21/06/2021 Council: Cambridge City and South Cambridgeshire	Address: 393 - 395 Newmarket Road Cambridge CB5 8JL Project: Mezzanine Installation & Retail Use Modification Last known status: Approved Decision date: 29/06/2022	Link ↗

ID	Details	Description	Online record
ID: A Distance: 235 m Direction: SE	Application reference: 25/01812/FUL Application date: 12/05/2025 Council: Cambridge City and South Cambridgeshire	Address: Tesco Cheddars Lane Cambridge Cambridgeshire CB5 8LD Project: Pick-Up Lockers Extension Last known status: Approved Decision date: 03/07/2025	Link ↗
ID: B Distance: 239 m Direction: SE	Application reference: 23/01457/FUL Application date: 18/04/2023 Council: Cambridge City and South Cambridgeshire	Address: 10A Cheddars Lane Cambridge Cambridgeshire CB5 8LD Project: Commercial & Business Development Last known status: Approved Decision date: 25/01/2024	Link ↗
ID: B Distance: 239 m Direction: SE	Application reference: 22/01825/FUL Application date: 19/04/2022 Council: Cambridge City and South Cambridgeshire	Address: 10A Cheddars Lane Cambridge Cambridgeshire CB5 8LD Project: Office Building Development Last known status: Withdrawn Decision date: 13/01/2023	Link ↗
ID: 16 Distance: 239 m Direction: S	Application reference: 23/02645/FUL Application date: 21/07/2023 Council: Cambridge City and South Cambridgeshire	Address: Tesco Cheddars Lane Cambridge Cambridgeshire CB5 8LD Project: Click and Collect Parking Canopy Installation Last known status: Approved Decision date: 28/09/2023	Link ↗
ID: C Distance: 245 m Direction: NE	Application reference: 22/02520/FUL Application date: 27/05/2022 Council: Cambridge City and South Cambridgeshire	Address: Midsummer Common, Stourbridge Common And Two Locations Along The River Cam - Please See The Location Plan For Details. Easting And Northings Provided Of First Sculpture. Project: Sculpture Trail Installation (Temporary) Last known status: Approved Decision date: 05/08/2022	Link ↗
ID: C Distance: 245 m Direction: NE	Application reference: 22/02402/FUL Application date: 23/05/2022 Council: Cambridge City and South Cambridgeshire	Address: 4 Locations Along The River Cam Towpath And Cow Hollow Wood Waterbeach. Easting And Northing Provided Of Last Sculpture. Project: Sculpture Trail Installation (Temporary) Last known status: Approved Decision date: 09/08/2022	Link ↗
ID: 17 Distance: 262 m Direction: SW	Application reference: 21/01501/TELNOT Application date: 31/03/2021 Council: Cambridge City and South Cambridgeshire	Address: Softway Logans Way Cambridge Cambridgeshire CB4 1BL Project: Light Pole Installation Last known status: Approved Decision date: 14/05/2021	Link ↗
ID: 18 Distance: 271 m Direction: NW	Application reference: 24/01197/HFUL Application date: 10/04/2024 Council: Cambridge City and South Cambridgeshire	Address: 83 St Andrews Road Cambridge Cambridgeshire CB4 1DH Project: Air Source Heat Pump Installation Last known status: Approved Decision date: 30/05/2024	Link ↗

ID	Details	Description	Online record
ID: 20 Distance: 302 m Direction: NE	Application reference: 19/0837/CL2PD Application date: 17/06/2019 Council: Cambridge City and South Cambridgeshire	Address: 7 Grebe Court Cambridge Cambridgeshire CB5 8FR Project: Side Dormer (Certificate of Lawfulness) Last known status: Approved Decision date: 22/08/2019	Link ↗
ID: 21 Distance: 314 m Direction: E	Application reference: 20/0064/FUL Application date: 30/01/2020 Council: Cambridge City and South Cambridgeshire	Address: 393 - 395 Newmarket Road Cambridge CB5 8JL Project: Power Supply Sub-Station (Retention) Last known status: Approved Decision date: 09/07/2020	Link ↗
ID: 22 Distance: 336 m Direction: SE	Application reference: 24/00384/FUL Application date: 02/02/2024 Council: Cambridge City and South Cambridgeshire	Address: Land At Cambridge Retail Park Newmarket Road Cambridge Cambridgeshire CB5 8WR Project: Car Park Layout Change Last known status: Approved Decision date: 02/05/2024	Link ↗
ID: 23 Distance: 343 m Direction: E	Application reference: 19/0448/FUL Application date: 02/04/2019 Council: Cambridge City and South Cambridgeshire	Address: 421 Newmarket Road Cambridge Cambridgeshire CB5 8JJ Project: Nail Salon (Change of Use) Last known status: Approved Decision date: 07/04/2020	Link ↗
ID: 24 Distance: 351 m Direction: SE	Application reference: 23/00419/FUL Application date: 03/02/2023 Council: Cambridge City and South Cambridgeshire	Address: 230 Newmarket Road Cambridge Cambridgeshire CB5 8JL Project: Food & Beverage Unit with Car Park Revisions Last known status: Approved Decision date: 06/04/2023	Link ↗
ID: 25 Distance: 358 m Direction: S	Application reference: 21/02179/LBC Application date: 03/06/2021 Council: Cambridge City and South Cambridgeshire	Address: 247 Newmarket Road Cambridge CB5 8JE Project: Boundary Wall with Railings Last known status: Other Decision date: 01/09/2022	Link ↗
ID: 26 Distance: 382 m Direction: S	Application reference: 24/03088/FUL Application date: 12/09/2024 Council: Cambridge City and South Cambridgeshire	Address: 230 Newmarket Road Cambridge Cambridgeshire CB5 8JL Project: Retail & Office Development Last known status: Validated Decision date: Not supplied	Link ↗
ID: 27 Distance: 396 m Direction: N	Application reference: 21/01668/FUL Application date: 12/04/2021 Council: Cambridge City and South Cambridgeshire	Address: 5 Meadowcroft Lynfield Lane Cambridge CB4 1DQ Project: Flat Alterations Last known status: Approved Decision date: 07/06/2021	Link ↗
ID: 28 Distance: 402 m Direction: SW	Application reference: 23/04210/HFUL Application date: 15/12/2023 Council: Cambridge City and South Cambridgeshire	Address: 10 Capstan Close Cambridge Cambridgeshire CB4 1BJ Project: Air to Water Heat Pump Installation Last known status: Withdrawn Decision date: 02/02/2024	Link ↗

ID	Details	Description	Online record
ID: 29 Distance: 422 m Direction: S	Application reference: 23/00230/FUL Application date: 20/01/2023 Council: Cambridge City and South Cambridgeshire	Address: 2 Godesdone Road Cambridge Cambridgeshire CB5 8HR Project: Commercial Unit Reinstatement at 2 Godesdone Road Last known status: Validated Decision date: Not supplied	Link ↗
ID: 30 Distance: 424 m Direction: SE	Application reference: 24/04804/FUL Application date: 20/12/2024 Council: Cambridge City and South Cambridgeshire	Address: Cambridge Retail Park, Unit 4 Newmarket Road Cambridge Cambridgeshire CB5 8WR Project: Retail Unit Consolidation & Facade Alterations Last known status: Approved Decision date: 21/03/2025	Link ↗
ID: E Distance: 425 m Direction: W	Application reference: 22/05430/FUL Application date: 16/12/2022 Council: Cambridge City and South Cambridgeshire	Address: Cambridge Service Station 2 Elizabeth Way Cambridge CB4 1DF Project: EV Charging Zone and Jet Wash Bays Development Last known status: Withdrawn Decision date: 10/05/2023	Link ↗
ID: E Distance: 425 m Direction: W	Application reference: 22/02679/FUL Application date: 08/06/2022 Council: Cambridge City and South Cambridgeshire	Address: Cambridge Service Station 2 Elizabeth Way Cambridge Cambridgeshire CB4 1DF Project: Charging Zone Development Last known status: Withdrawn Decision date: 12/08/2022	Link ↗
ID: F Distance: 425 m Direction: N	Application reference: 21/00117/HFUL Application date: 12/01/2021 Council: Cambridge City and South Cambridgeshire	Address: Roebuck House 28 Ferry Lane Cambridge CB4 1NT Project: Boathouse Erection Last known status: Approved Decision date: 23/06/2021	Link ↗
ID: F Distance: 425 m Direction: N	Application reference: 21/00454/CONDA Application date: 15/10/2021 Council: Cambridge City and South Cambridgeshire	Address: Roebuck House 28 Ferry Lane Cambridge CB4 1NT Project: Listed Building Consent (Archaeology Condition Details) Last known status: Approved Decision date: 27/07/2022	Link ↗
ID: F Distance: 425 m Direction: N	Application reference: 21/05184/CONDA Application date: 24/01/2022 Council: Cambridge City and South Cambridgeshire	Address: Roebuck House 28 Ferry Lane Cambridge CB4 1NT Project: Archaeology Condition Submission for Listed Building Consent Last known status: Approved Decision date: 22/03/2022	Link ↗
ID: F Distance: 425 m Direction: N	Application reference: 24/00812/CONDB Application date: 30/07/2024 Council: Cambridge City and South Cambridgeshire	Address: Roebuck House 28 Ferry Lane Cambridge Cambridgeshire CB4 1NT Project: Listed Building Consent Details Submission Last known status: Approved Decision date: 04/09/2024	Link ↗

ID	Details	Description	Online record
ID: F Distance: 425 m Direction: N	Application reference: 24/02121/CONDC Application date: 22/07/2025 Council: Cambridge City and South Cambridgeshire	Address: Roebuck House And 22 Ferry Lane Cambridge Cambridgeshire CB4 1NT Project: Listed Building Signage Details Last known status: Approved Decision date: 11/09/2025	Link ↗
ID: F Distance: 425 m Direction: N	Application reference: 21/00454/CONDB Application date: 17/02/2022 Council: Cambridge City and South Cambridgeshire	Address: Roebuck House 28 Ferry Lane Cambridge Cambridgeshire CB4 1NT Project: Listed Building Consent (Detail Submission) Last known status: Approved Decision date: 11/04/2022	Link ↗
ID: F Distance: 425 m Direction: N	Application reference: 24/02121/CONDB Application date: 03/06/2025 Council: Cambridge City and South Cambridgeshire	Address: Roebuck House And 22 Ferry Lane Cambridge Cambridgeshire CB4 1NT Project: Listed Building Consent Details Submission Last known status: Approved Decision date: 24/07/2025	Link ↗
ID: F Distance: 425 m Direction: N	Application reference: 21/00454/CONDC Application date: 08/03/2022 Council: Cambridge City and South Cambridgeshire	Address: Roebuck House 28 Ferry Lane Cambridge Cambridgeshire CB4 1NT Project: Listed Building Consent (Detail Submission) Last known status: Approved Decision date: 02/08/2022	Link ↗
ID: E Distance: 428 m Direction: W	Application reference: 23/03430/FUL Application date: 06/09/2023 Council: Cambridge City and South Cambridgeshire	Address: Cambridge Service Station 2 Elizabeth Way Cambridge Cambridgeshire CB4 1DF Project: Electric Vehicle Charging Zone Development Last known status: Withdrawn Decision date: 12/01/2024	Link ↗
ID: 31 Distance: 428 m Direction: SE	Application reference: 19/1597/FUL Application date: 22/11/2019 Council: Cambridge City and South Cambridgeshire	Address: Cambridge Retail Park, Unit 5B Newmarket Road Cambridge CB5 8WR Project: Retail Unit (Alterations) Last known status: Approved Decision date: 17/01/2020	Link ↗
ID: F Distance: 429 m Direction: N	Application reference: 23/01210/LBC Application date: 28/03/2023 Council: Cambridge City and South Cambridgeshire	Address: Roebuck House 28 Ferry Lane Cambridge Cambridgeshire CB4 1NT Project: Window Replacement Last known status: Approved Decision date: 22/05/2023	Link ↗
ID: F Distance: 430 m Direction: N	Application reference: 21/03014/CONDA Application date: 03/04/2023 Council: Cambridge City and South Cambridgeshire	Address: Roebuck House 28 Ferry Lane Cambridge CB4 1NT Project: Listed Building Consent Details Submission Last known status: Approved Decision date: 07/06/2023	Link ↗

ID	Details	Description	Online record
ID: F Distance: 430 m Direction: N	Application reference: 21/03014/LBC Application date: 28/06/2021 Council: Cambridge City and South Cambridgeshire	Address: Roebuck House 28 Ferry Lane Cambridge CB4 1NT Project: Window Replacement (Second Floor) Last known status: Approved Decision date: 23/08/2021	Link ↗
ID: D Distance: 432 m Direction: S	Application reference: 25/01863/FUL Application date: 12/05/2025 Council: Cambridge City and South Cambridgeshire	Address: 212-214 Newmarket Road Cambridge Cambridgeshire CB5 8JL Project: Commercial Space (Change of Use) Last known status: Approved Decision date: 04/07/2025	Link ↗
ID: H Distance: 434 m Direction: N	Application reference: 19/1337/CLUED Application date: 26/09/2019 Council: Cambridge City and South Cambridgeshire	Address: 9 Thrifts Walk Cambridge CB4 1NR Project: Certificate of Lawfulness for Residential Use Last known status: Approved Decision date: 06/12/2019	Link ↗
ID: H Distance: 434 m Direction: N	Application reference: 19/1338/CLUED Application date: 26/09/2019 Council: Cambridge City and South Cambridgeshire	Address: 9A Thrifts Walk Cambridge Cambridgeshire CB4 1NR Project: Self-Contained Residential Unit (Certificate of Lawfulness) Last known status: Approved Decision date: 06/12/2019	Link ↗
ID: 32 Distance: 438 m Direction: E	Application reference: 22/03674/FUL Application date: 20/09/2022 Council: Cambridge City and South Cambridgeshire	Address: Global Self Drive Swann Road Cambridge Cambridgeshire CB5 8JZ Project: Commercial Use Conversion Last known status: Approved Decision date: 15/11/2022	Link ↗
ID: 33 Distance: 441 m Direction: W	Application reference: 25/02251/PRIOR Application date: 09/06/2025 Council: Cambridge City and South Cambridgeshire	Address: PB 2 Elizabeth Way Cambridge CB4 1DF Project: Telecommunications Base Station Installation Last known status: Approved Decision date: 01/08/2025	Link ↗
ID: I Distance: 450 m Direction: N	Application reference: 23/01060/HFUL Application date: 24/03/2023 Council: Cambridge City and South Cambridgeshire	Address: 5 Thrifts Walk Cambridge Cambridgeshire CB4 1NR Project: Boiler and Kitchen Ventilation Alterations Last known status: Approved Decision date: 18/05/2023	Link ↗
ID: I Distance: 450 m Direction: N	Application reference: 23/00242/CL2PD Application date: 23/01/2023 Council: Cambridge City and South Cambridgeshire	Address: 5 Thrifts Walk Cambridge Cambridgeshire CB4 1NR Project: Boiler Flue Relocation (Certificate of Lawfulness) Last known status: Refused Decision date: 17/03/2023	Link ↗

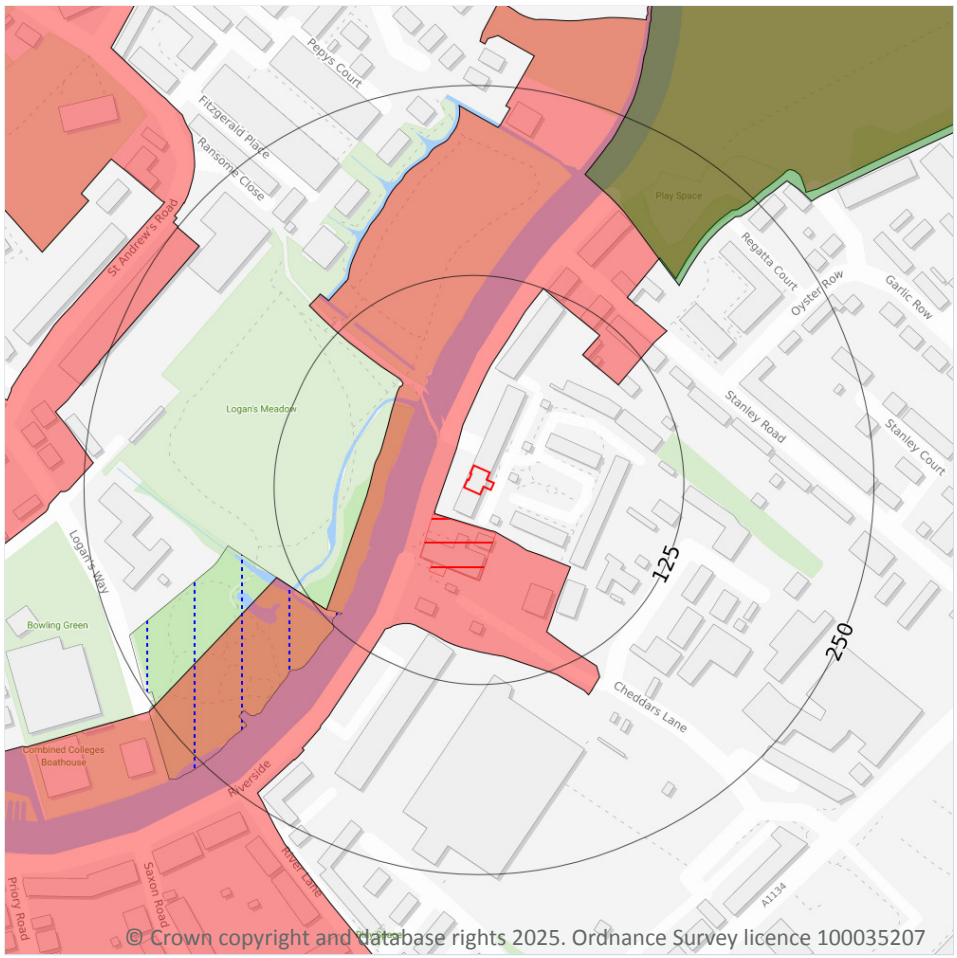
ID	Details	Description	Online record
ID: D Distance: 452 m Direction: S	Application reference: 25/03073/TELNOT Application date: 04/08/2025 Council: Cambridge City and South Cambridgeshire	Address: Premier Inn 1 Coldhams Lane Cambridge Cambridgeshire CB1 3EP Project: Telecommunications Installation (Rooftop Equipment) Last known status: Withdrawn Decision date: 27/08/2025	Link ↗
ID: J Distance: 459 m Direction: SW	Application reference: 20/03569/FUL Application date: 24/08/2020 Council: Cambridge City and South Cambridgeshire	Address: Abbey Church St Andrew The Less Newmarket Road Cambridge CB5 8HA Project: Churchyard Boundary Wall Rebuilding Last known status: Approved Decision date: 18/05/2021	Link ↗
ID: J Distance: 459 m Direction: SW	Application reference: 20/03570/LBC Application date: 24/08/2020 Council: Cambridge City and South Cambridgeshire	Address: Abbey Church St Andrew The Less Newmarket Road Cambridge CB5 8HA Project: Boundary Wall Rebuild (Churchyard) Last known status: Approved Decision date: 18/05/2021	Link ↗
ID: K Distance: 461 m Direction: E	Application reference: 19/0340/FUL Application date: 13/03/2019 Council: Cambridge City and South Cambridgeshire	Address: John Banks Honda 444 Newmarket Road Cambridge Cambridgeshire CB5 8JL Project: Student Accommodation with 154 Rooms (New Development) Last known status: Approved Decision date: 20/12/2019	Link ↗
ID: K Distance: 461 m Direction: E	Application reference: 25/02008/CLUED Application date: 21/05/2025 Council: Cambridge City and South Cambridgeshire	Address: John Banks Honda 444 Newmarket Road Cambridge Cambridgeshire CB5 8JL Project: Lawful Development Certificate for Demolition Works Last known status: Approved Decision date: 16/07/2025	Link ↗
ID: K Distance: 461 m Direction: E	Application reference: 25/00537/S106A Application date: 12/02/2025 Council: Cambridge City and South Cambridgeshire	Address: 444 Newmarket Road Cambridge Cambridgeshire CB5 8JL Project: Modification of Planning Obligations Last known status: Approved Decision date: 01/10/2025	Link ↗
ID: 34 Distance: 461 m Direction: NW	Application reference: 24/1460/TTCA Application date: 17/12/2024 Council: Cambridge City and South Cambridgeshire	Address: Chesterton Towers Chapel Street Cambridge Cambridgeshire CB4 1DZ Project: Additional Information Required for Review Last known status: Approved Decision date: 24/02/2025	Link ↗
ID: 35 Distance: 464 m Direction: NW	Application reference: 25/01370/LBC Application date: 09/05/2025 Council: Cambridge City and South Cambridgeshire	Address: Cannon Court Church Street Cambridge Cambridgeshire CB4 1ED Project: Historic Wall Support (Construction) Last known status: Approved Decision date: 02/07/2025	Link ↗

ID	Details	Description	Online record
ID: 36 Distance: 467 m Direction: NE	Application reference: 24/01023/FUL Application date: 19/03/2024 Council: Cambridge City and South Cambridgeshire	Address: Levidian Technology Centre 17 Mercers Row Cambridge Cambridgeshire CB5 8HY Project: Gas Storage Facility Installation Last known status: Approved Decision date: 02/05/2024	Link ↗
ID: 37 Distance: 467 m Direction: SE	Application reference: 19/0347/FUL Application date: 26/03/2019 Council: Cambridge City and South Cambridgeshire	Address: Unit 10 Cambridge Retail Park Newmarket Road Cambridge Cambridgeshire CB5 8WR Project: Retail Development (External Works) Last known status: Approved Decision date: 03/09/2019	Link ↗
ID: 38 Distance: 471 m Direction: NW	Application reference: 25/00038/LBC Application date: 07/01/2025 Council: Cambridge City and South Cambridgeshire	Address: Chesterton Towers Chapel Street Cambridge Cambridgeshire CB4 1DZ Project: Electrical & Emergency System Upgrade Last known status: Withdrawn Decision date: 10/03/2025	Link ↗
ID: 39 Distance: 475 m Direction: N	Application reference: 23/01003/FUL Application date: 15/03/2023 Council: Cambridge City and South Cambridgeshire	Address: 116A High Street East Chesterton Cambridge Cambridgeshire CB4 1NW Project: Change of Use to Class Eb (Commercial) Last known status: Refused Decision date: 10/05/2023	Link ↗
ID: L Distance: 476 m Direction: SW	Application reference: 19/0972/FUL Application date: 11/07/2019 Council: Cambridge City and South Cambridgeshire	Address: 143-147 Logic House Newmarket Road Cambridge CB5 8HA Project: Office or Education Use (B1/D1) Last known status: Approved Decision date: 03/12/2019	Link ↗
ID: L Distance: 476 m Direction: SW	Application reference: 24/01322/CLUED Application date: 08/04/2024 Council: Cambridge City and South Cambridgeshire	Address: 143-147 Logic House Newmarket Road Cambridge Cambridgeshire CB5 8HA Project: Certificate of Lawfulness for Existing Use Last known status: Approved Decision date: 31/05/2024	Link ↗
ID: 40 Distance: 481 m Direction: W	Application reference: 24/01702/CLUED Application date: 01/05/2024 Council: Cambridge City and South Cambridgeshire	Address: 5 Elizabeth Way Cambridge Cambridgeshire CB4 1DE Project: HMO Use Certification Last known status: Approved Decision date: 26/06/2024	Link ↗
ID: 41 Distance: 482 m Direction: SW	Application reference: 20/04692/CL2PD Application date: 17/11/2020 Council: Cambridge City and South Cambridgeshire	Address: 24 Beche Road Cambridge CB5 8HU Project: Velux Window Installation (Certificate of Lawfulness) Last known status: Approved Decision date: 09/06/2021	Link ↗

ID	Details	Description	Online record
ID: 42 Distance: 483 m Direction: NE	Application reference: 24/03964/FUL Application date: 22/10/2024 Council: Cambridge City and South Cambridgeshire	Address: Land At 6-7, 8, 9-11, 13, 14-16 Mercers Row Cambridge Cambridgeshire CB5 8HY Project: Mid-Tech & Industrial Development (Hybrid Application) Last known status: Approved Decision date: 05/09/2025	Link ↗
ID: 43 Distance: 487 m Direction: W	Application reference: 23/04488/S106A Application date: 21/11/2023 Council: Cambridge City and South Cambridgeshire	Address: LAND AT MONTAGUE LODGE, 37 ELIZABETH WAY, CAMBRIDGE, CB4 1DB Project: Modification of Planning Obligation (S106 Agreement) Last known status: Approved Decision date: 14/03/2024	Link ↗

The data is sourced from Serac Tech

Planning constraints



Site Outline

Search buffers in metres (m)

- Listed buildings
- Certificates of immunity from listing
- Conservation areas
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites
- Internationally important wetland sites (Ramsar Sites)
- Sites of Special Scientific Interest
- Designated Ancient Woodland
- Green Belt
- Local Nature Reserves
- Special Areas of Conservation
- National Nature Reserves
- Special Protection Areas (for birds)

Conservation Areas

Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in or close to a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

Distance	Direction	Name	District
13 m	W	Riverside and Stourbridge Common	Cambridge

This data is sourced from Historic England and Local Authorities. For more information please see historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/ ↗.

Scheduled Monuments

Scheduled Monuments have been officially protected as they are considered of national importance. If you are the owner of a scheduled monument and you wish to carry out works to the monument, you will need to apply for prior written permission from the Secretary of State for Culture, Media and Sport. This applies to works above or below ground level.

Scheduled monuments are not always ancient, or visible above ground. There are over 200 'classes' of monuments, ranging from prehistoric standing stones, through to many types of medieval site - castles, monasteries, abandoned farmsteads - to the more recent results of human activity, such as collieries.

Scheduling is reserved for carefully selected sites, which create a representative sample of sites from different epochs. Please see Historic England's website for further information.

Distance	Direction	Ancient Monument Name	Listed Entry
21 m	S	Old Cheddar's Lane pumping station	1006896

Climate change / Flood risk (5 and 30 Years)

The baseline or current flood risk assessment on this property is based on climatic conditions today. If present, the associated flood maps (and other relevant datasets) are visualised in the flood risk section. However, climate change is expected to increase the frequency and severity of weather events that could increase the risk of flooding. Rising sea levels due to climate change could also contribute to increased flood risk in coastal properties.

Ambiental Risk Analytics provides flood risk data that can project the risk from river, coastal and surface water flooding in the future for a range of emissions scenarios (Low emissions - RCP 2.6, medium emissions - RCP 4.5, and high emission - RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

Climate change scenario	River/coastal flood depth (cm)		Surface water flood depth (cm)	
	5 years	30 years	5 years	30 years
Low emissions	< 20	< 20	< 20	< 20
Medium emissions	< 20	< 20	< 20	< 20
High emissions	< 20	< 20	20-40	20-40

This data is sourced from Ambiental Risk Analytics.

Climate change / Ground stability (5 and 30 Years)

The British Geological Survey (BGS) has created data designed to show the likelihood of an increase in risk from shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change is likely to result in higher temperatures and therefore likely to cause periods of drought and an increase in shrink swell subsidence.

This data has been produced using the Met Office local projections to accurately model predicted rainfall, using the high emissions climate change scenario (RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here:

knowledge.groundsure.com/methodologies-and-limitations ↗.

Rainfall scenario	High rainfall		Average rainfall		Lower rainfall	
	5 years	30 years	5 years	30 years	5 years	30 years
Likelihood of increased risk	Highly unlikely	Unlikely	Likely	Highly likely	Extremely likely	Extremely likely

This data is sourced from the British Geological Survey

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified
Former tanks	Not identified
Former energy features	Not identified
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Not identified
National Geographic Database (NGD) - Current or recent tanks	Not identified
Current or recent petrol stations	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified

Contaminated Land	
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Not identified

Flooding	
Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	**Identified**
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	**Identified**

Natural ground subsidence	
Natural ground subsidence	**Identified**
Natural geological cavities	Not identified

Non-natural ground subsidence	
Coal mining	Not identified
Non-coal mining areas	**Identified**
Non-coal mining	Not identified
Mining cavities	**Identified**
Infilled land	**Identified**

Radon	
Radon	Not identified

Oil and gas	
Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified

Wind and solar	
Wind farms	Not identified
Proposed wind farms	Not identified
Proposed wind turbines	**Identified**
Existing and agreed solar installations	**Identified**
Proposed solar installations	**Identified**

Energy	
Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	Not identified

Transportation	
HS2 route: nearest centre point of track	Not identified
HS2 route: nearest overground section	Not identified
HS2 surface safeguarding	Not identified
HS2 subsurface safeguarding	Not identified
HS2 Homeowner Payment Zone	Not identified
HS2 Extended Homeowner Protection Zone	Not identified
HS2 stations	Not identified

Transportation	
HS2 depots	Not identified
HS2 noise and visual assessment	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Not identified
Railway tunnels	Not identified
Active railway stations	Not identified
Historical railway infrastructure	**Identified**
Abandoned railways	Not identified
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified

Planning Applications	
Home improvement applications searched to 50m	**Identified**
Small residential applications searched to 50m	Not identified
Medium residential applications searched to 125m	Not identified
Large residential applications searched to 500m	**Identified**
Mixed and commercial applications searched to 500m	**Identified**

Planning constraints	
Sites of Special Scientific Interest	Not identified

Planning constraints	
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	**Identified**
Listed Buildings	Not identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	**Identified**
Registered Parks and Gardens	Not identified

Climate change	
Flood risk (5 and 30 Years)	**Identified**
Ground stability (5 and 30 Years)	**Identified**

Coastal Erosion	
Complex cliffs	Not identified
Projections with active management or intervention measures in place	Not identified
Projections with no active management plan or intervention	Not identified

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Homebuyers report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference ↗.

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

Complaints Advice

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 Standards.

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

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
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:
Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.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): Tel: 01722 333306, E-mail: admin@tpos.co.uk ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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HM Land Registry
Transfer of whole of registered title(s)

TR1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

For information on how HM Land Registry processes your personal information, see our Personal Information Charter.

Leave blank if not yet registered.	1 Title number(s) of the property: CB279464
Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.	2 Property: 76 St. Bartholomews Court, Riverside, Cambridge, CB5 8JD
Remember to date this deed with the day of completion, but not before it has been signed and witnessed.	3 Date:
Give full name(s) of **all** the persons transferring the property. Complete as appropriate where the transferor is a company. Enter the overseas entity ID issued by Companies House for the transferor pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'. Further details on overseas entities can be found in *practice guide 78: overseas entities.*	4 Transferor: Daniel Thomas Cooper and Gemma Bethany Bates For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix: For overseas companies (a) Territory of incorporation or formation: (b) Overseas entity ID issued by Companies House, including any prefix: (c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

Give full name(s) of **all** the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Enter the overseas entity ID issued by Companies House for the transferee pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in *practice guide 78: overseas entities.*

5 Transferee for entry in the register:

Henry Swift Thompson and Catharine Joan Ward Thompson

For UK incorporated companies/LLPs
Registered number of company or limited liability partnership including any prefix:

For overseas companies

(a) Territory of incorporation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an email address.

6 Transferee's intended address(es) for service for entry in the register:

76 St. Bartholomews Court, Riverside, Cambridge, CB5 8JD

7 The transferor transfers the property to the transferee

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 11.

8 Consideration

☒ The transferor has received from the transferee for the property the following sum (in words and figures):

£425,000.00 (FOUR HUNDRED AND TWENTY FIVE THOUSAND POUNDS)

☐ The transfer is not for money or anything that has a monetary value

☐ Insert other receipt as appropriate:

Place 'X' in any box that applies.

Add any modifications.

9 The transferor transfers with

☒ full title guarantee

☐ limited title guarantee

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
- in the first box, or
- in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, *or*
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to *Joint property ownership* and guide *24: private trusts of land* for further guidance. These are both available on the GOV.UK website.

10 Declaration of trust. The transferee is more than one person and

☒ they are to hold the property on trust for themselves as joint tenants

☐ they are to hold the property on trust for themselves as tenants in common in equal shares

☐ they are to hold the property on trust:

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

11 Additional provisions

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 10 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to *Joint property ownership* and practice guide *24: private trusts of land* for further guidance.

Examples of the correct form of execution are set out in practice guide 8: execution of deeds. Execution as a deed usually means that a witness must also sign, and add their name and address.

Remember to date this deed in panel 3.

12 Execution

Signed as a deed by DANIEL THOMAS COOPER

Signature:

In the presence of:

Signature of witness:

Full Name (in BLOCK CAPITALS):

Address:

Signed as a deed by GEMMA BETHANY BATES

Signature:

In the presence of:

Signature of witness:

Full Name (in BLOCK CAPITALS):

Address:

Signed as a deed by HENRY SWIFT THOMPSON

Signature:

In the presence of:

Signature of witness:

Full Name (in BLOCK CAPITALS):

Address:

Signed as a deed by CATHARINE JOAN WARD THOMPSON

Signature:

In the presence of:

Signature of witness:

Full Name (in BLOCK CAPITALS):

Address:

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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The Law Society

Law Society Property Information Form (4th edition 2020 – second revision)

Address of the property	76 Bartholomews Court Riverside Cambridge Postcode C B 5 8 J D
Full names of the seller	Daniel Thomas Cooper Gemma Bethany Bates
Seller's solicitor Name of solicitor's firm	Roythornes LLP
Address	Incubator 2, The Boulevard Enterprise Campus Alconbury Weald, Huntingdon PE28 4XA
Email	gavinlivsey@roythornes.co.uk
Reference number	GRL

About this form

This form is completed by the seller to supply the detailed information and documents which may be relied upon for the conveyancing process.

Definitions

- 'Seller' means all sellers together where the property is owned by more than one person.
- 'Buyer' means all buyers together where the property is being bought by more than one person.
- 'Property' includes all buildings and land within its boundaries.

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Instructions to the seller

- The answers should be prepared by the person or persons who are named as owner on the deeds or Land Registry title or by the owner's legal representative(s) if selling under a power of attorney or grant of probate or representation. If there is more than one seller, you should prepare the answers together or, if only one seller prepares the form, the other(s) should check the answers given and all sellers should sign the form.
- If you do not know the answer to any question, you must say so. If you are unsure of the meaning of any questions or answers, please ask your solicitor. Completing this form is not mandatory, but omissions or delay in providing some information may delay the sale.
- If you later become aware of any information which would alter any replies you have given, you must inform your solicitor immediately. This is as important as giving the right answers in the first place. Do not change any arrangements concerning the property with anyone (such as a tenant or neighbour) without first consulting your solicitor.
- It is very important that your answers are accurate. If you give incorrect or incomplete information to the buyer (on this form or otherwise in writing or in conversation, whether through your estate agent or solicitor or directly to the buyer), the buyer may make a claim for compensation from you or refuse to complete the purchase.
- You should answer the questions based upon information known to you (or, in the case of legal representatives, you or the owner). You are not expected to have expert knowledge of legal or technical matters, or matters that occurred prior to your ownership of the property.
- Please give your solicitor any letters, agreements or other papers which help answer the questions. If you are aware of any which you are not supplying with the answers, tell your solicitor. If you do not have any documentation you may need to obtain copies at your own expense. Also pass to your solicitor any notices you have received concerning the property and any which arrive at any time before completion of the sale.

Instructions to the buyer

- If the seller gives you, separately from this form, any information concerning the property (in writing or in conversation, whether through an estate agent or solicitor or directly to you) on which you wish to rely when buying the property, you should tell your solicitor.
- You are entitled to rely on the replies given to enquiries but in relation to the physical condition of the property, the replies should not be treated as a substitute for undertaking your own survey or making your own independent enquiries, which you are recommended to do.
- The seller is only obliged to give answers based on their own information. They may not have knowledge of legal or technical matters. You should not expect the seller to have knowledge of, or give information about, matters prior to their ownership of the property.

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1. Boundaries

If the property is leasehold this section, or parts of it, may not apply.

1.1 Looking towards the property from the road, who owns or accepts responsibility to maintain or repair the boundary features:

(a) on the left?	☐ Seller ☑ Shared	☐ Neighbour ☐ Not known
(b) on the right?	☐ Seller ☑ Shared	☐ Neighbour ☐ Not known
(c) at the rear?	☐ Seller ☑ Shared	☐ Neighbour ☐ Not known
(d) at the front?	☐ Seller ☑ Shared	☐ Neighbour ☐ Not known

1.2 If the boundaries are irregular please indicate ownership by written description or by reference to a plan:

1.3 Is the seller aware of any boundary feature having been moved in the last 10 years or during the seller's period of ownership if longer? If Yes, please give details: ☐ Yes ☑ No

1.4 During the seller's ownership, has any adjacent land or property been purchased by the seller? If Yes, please give details: ☐ Yes ☑ No

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1.5 **Does any part of the property or any building on the property overhang, or project under, the boundary of the neighbouring property or road, for example cellars under the pavement, overhanging eaves or covered walkways? If Yes, please give details:**

☐ Yes ☑ No

1.6 **Has any notice been received under the Party Wall etc. Act 1996 in respect of any shared/party boundaries? If Yes, please supply a copy, and give details of any works carried out or agreed:**

☐ Yes ☑ No
☐ Enclosed ☐ To follow

2. Disputes and complaints

2.1 **Have there been any disputes or complaints regarding this property or a property nearby? If Yes, please give details:**

☐ Yes ☑ No

2.2 **Is the seller aware of anything which might lead to a dispute about the property or a property nearby? If Yes, please give details:**

☐ Yes ☑ No

3. Notices and proposals

3.1 **Have any notices or correspondence been received or sent (e.g. from or to a neighbour, council or government department), or any negotiations or discussions taken place, which affect the property or a property nearby? If Yes, please give details:**

☐ Yes ☑ No

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3.2 Is the seller aware of any proposals to develop property or land nearby, or of any proposals to make alterations to buildings nearby?
If Yes, please give details:

☐ Yes ☑ No

4. Alterations, planning and building control

Note to seller: All relevant approvals and supporting paperwork referred to in section 4 of this form, such as listed building consents, planning permissions, Building Regulations consents and completion certificates should be provided. If the seller has had works carried out the seller should produce the documentation authorising this. Copies may be obtained from the relevant local authority website. Competent Persons Certificates may be obtained from the contractor or the scheme provider (e.g. FENSA or Gas Safe Register). Further information about Competent Persons Certificates can be found at: **https://www.gov.uk/guidance/competent-person-scheme-current-schemes-and-how-schemes-are-authorised**

Note to buyer: If any alterations or improvements have been made since the property was last valued for council tax, the sale of the property may trigger a revaluation. This may mean that following completion of the sale, the property will be put into a higher council tax band. Further information about council tax valuation can be found at:
http://www.gov.uk/government/organisations/valuation-office-agency

4.1 Have any of the following changes been made to the whole or any part of the property (including the garden)?

(a) Building works (e.g. extension, loft or garage conversion, removal of internal walls). If Yes, please give details including dates of all work undertaken:

☐ Yes ☑ No

(b) Change of use (e.g. from an office to a residence)

☐ Yes ☑ No
Year

(c) Installation of replacement windows, roof windows, roof lights, glazed doors since 1 April 2002

☐ Yes ☑ No
Year

(d) Addition of a conservatory

☐ Yes ☑ No
Year

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4.2 If Yes to any of the questions in 4.1 and if the work was undertaken during the seller's ownership of the property:

(a) please supply copies of the planning permissions, Building Regulations approvals and Completion Certificates, OR:

(b) if none were required, please explain why these were not required – e.g. permitted development rights applied or the work was exempt from Building Regulations:

Further information about permitted development can be found at:
https://www.planningportal.co.uk/info/200126/applications

4.3 Are any of the works disclosed in 4.1 above unfinished? If Yes, please give details:

☐ Yes ☑ No

4.4 Is the seller aware of any breaches of planning permission conditions or Building Regulations consent conditions, unfinished work or work that does not have all necessary consents? If Yes, please give details:

☐ Yes ☑ No

4.5 Are there any planning or building control issues to resolve? If Yes, please give details:

☐ Yes ☑ No

4.6 Have solar panels been installed?

☐ Yes ☑ No

If Yes:

(a) In what year were the solar panels installed? ☐ Year

(b) Are the solar panels owned outright? ☐ Yes ☐ No

(c) Has a long lease of the roof/air space been granted to a solar panel provider? If Yes, please supply copies of the relevant documents e.g. copies of electricity bills for feed in tariffs.

☐ Yes ☐ No ☐ Enclosed ☐ To follow

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4.7 Is the property or any part of it:

(a) a listed building? ☐ Yes ☑ No ☐ Not known

(b) in a conservation area? ☐ Yes ☑ No ☐ Not known

If Yes, please supply copies of any relevant documents. ☐ Enclosed ☐ To follow

4.8 Are any of the trees on the property subject to a Tree Preservation Order? ☐ Yes ☑ No ☐ Not known

If Yes:

(a) Have the terms of the Order been complied with? ☐ Yes ☑ No ☐ Not known

(b) Please supply a copy of any relevant documents. ☐ Enclosed ☑ To follow

5. Guarantees and warranties

Note to seller: All available guarantees, warranties and supporting paperwork should be supplied before exchange of contracts.

Note to buyer: Some guarantees only operate to protect the person who had the work carried out or may not be valid if their terms have been breached. You may wish to contact the company to establish whether it is still trading and if so, whether the terms of the guarantee will apply to you.

5.1 Does the property benefit from any of the following guarantees or warranties? If Yes, please supply a copy.

(a) New home warranty (e.g. NHBC or similar) ☐ Yes ☑ No ☐ Enclosed ☐ To follow

(b) Damp proofing ☐ Yes ☑ No ☐ Enclosed ☐ To follow

(c) Timber treatment ☐ Yes ☑ No ☐ Enclosed ☐ To follow

(d) Windows, roof lights, roof windows or glazed doors ☐ Yes ☑ No ☐ Enclosed ☐ To follow

(e) Electrical work ☐ Yes ☑ No ☐ Enclosed ☐ To follow

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(f) Roofing — ☐ Yes ☑ No ☐ Enclosed ☐ To follow

(g) Central heating — ☐ Yes ☑ No ☐ Enclosed ☐ To follow

(h) Underpinning — ☐ Yes ☑ No ☐ Enclosed ☐ To follow

(i) Other (please state): — ☐ Yes ☑ No ☐ Enclosed ☐ To follow

5.2 Have any claims been made under any of these guarantees or warranties? If Yes, please give details: ☐ Yes ☑ No

6. Insurance

6.1 Does the seller insure the property? ☐ Yes ☑ No

6.2 If not, why not?

Leasehold - buildings insurance covered by management company

6.3 If the property is a flat, does the landlord insure the building? ☑ Yes ☐ No

6.4 Has any buildings insurance taken out by the seller ever been:

(a) subject to an abnormal rise in premiums? ☐ Yes ☑ No

(b) subject to high excesses? ☐ Yes ☑ No

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(c) subject to unusual conditions? ☐ Yes ☑ No

(d) refused? ☐ Yes ☑ No

If Yes, please give details:

6.5 Has the seller made any buildings insurance claims? ☐ Yes ☑ No
If Yes, please give details:

7. Environmental matters

Flooding

Note: Flooding may take a variety of forms: it may be seasonal or irregular or simply a one-off occurrence. The property does not need to be near a sea or river for flooding to occur. Further information about flooding can be found at: **www.gov.uk/government/organisations/department-for-environment-food-rural-affairs**. The flood risk check can be found at: **www.gov.uk/check-flood-risk.**

Read our updated Flood Risk Practice Note at **https://www.lawsociety.org.uk/support-services/advice/practice-notes/flood-risk/**

7.1 Has any part of the property (whether buildings or surrounding garden or land) ever been flooded? ☐ Yes ☑ No
If Yes, please state when the flooding occurred and identify the parts that flooded:

If No to question 7.1 please continue to 7.3 and do not answer 7.2 below.

7.2 What type of flooding occurred?

(a) Ground water ☐ Yes ☑ No

(b) Sewer flooding ☐ Yes ☑ No

(c) Surface water ☐ Yes ☑ No

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(d) Coastal flooding ☐ Yes ☑ No

(e) River flooding ☐ Yes ☑ No

(f) Other (please state):

7.3 Has a Flood Risk Report been prepared? If Yes, please supply a copy. ☐ Yes ☑ No ☐ Enclosed ☐ To follow

Further information about the types of flooding and Flood Risk Reports can be found at: **www.gov.uk/government/organisations/environment-agency.**

Radon

Note: Radon is a naturally occurring inert radioactive gas found in the ground. Some parts of England and Wales are more adversely affected by it than others. Remedial action is advised for properties with a test result above the 'recommended action level'. Further information about Radon can be found at: **www.gov.uk/government/organisations/public-health-england** and **www.publichealthwales.wales.nhs.uk**.

7.4 Has a Radon test been carried out on the property? ☐ Yes ☑ No

If Yes:

(a) please supply a copy of the report ☐ Enclosed ☐ To follow

(b) was the test result below the 'recommended action level'? ☐ Yes ☐ No

7.5 Were any remedial measures undertaken on construction to reduce Radon gas levels in the property? ☐ Yes ☑ No ☐ Not known

Energy efficiency

Note: An Energy Performance Certificate (EPC) is a document that gives information about a property's energy usage. Further information about EPCs can be found at: **https://www.gov.uk/buy-sell-your-home/energy-performance-certificates**

7.6 Please supply a copy of the EPC for the property. ☐ Enclosed ☐ To follow ☑ Already supplied

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7.7 Have any installations in the property been financed under the Green Deal scheme? If Yes, please give details of all installations and supply a copy of your last electricity bill.

☐ Yes ☑ No
☐ Enclosed ☐ To follow

Further information about the Green Deal can be found at:
www.gov.uk/green-deal-energy-saving-measures

Japanese knotweed

Note: Japanese knotweed is an invasive non-native plant that can cause damage to property if left untreated. The plant consists of visible above ground growth and an invisible rhizome (root) below ground in the soil. It can take several years to control and manage through a management and treatment plan and rhizomes may remain alive below the soil even after treatment.

7.8 Is the property affected by Japanese knotweed?

☐ Yes ☑ No
☐ Not known

If Yes, please state whether there is a Japanese knotweed management and treatment plan in place and supply a copy with any insurance cover linked to the plan.

☐ Yes ☑ No
☐ Not known
☐ Enclosed ☐ To follow

8. Rights and informal arrangements

Note: Rights and arrangements may relate to access or shared use. They may also include leases of less than seven years, rights to mines and minerals, manorial rights, chancel repair and similar matters. If you are uncertain about whether a right or arrangement is covered by this question, please ask your solicitor.

8.1 Does ownership of the property carry a responsibility to contribute towards the cost of any jointly used services, such as maintenance of a private road, a shared driveway, a boundary or drain?
If Yes, please give details:

☑ Yes ☐ No

Some charges for flat

8.2 Does the property benefit from any rights or arrangements over any neighbouring property (this includes any rights of way)?
If Yes, please give details:

☐ Yes ☑ No

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8.3 Has anyone taken steps to prevent access to the property, or to complain about or demand payment for access to the property? If Yes, please give details:

☐ Yes ☑ No

8.4 Does the seller know if any of the following rights benefit the property:

(a) Rights of light ☐ Yes ☑ No

(b) Rights of support from adjoining properties ☐ Yes ☑ No

(c) Customary rights (e.g. rights deriving from local traditions) ☐ Yes ☐ No

8.5 Does the seller know if any of the following arrangements affect the property:

(a) Other people's rights to mines and minerals under the land ☐ Yes ☑ No

(b) Chancel repair liability ☐ Yes ☐ No

(c) Other people's rights to take things from the land (such as timber, hay or fish) ☐ Yes ☐ No

If Yes, please give details:

8.6 Are there any other rights or arrangements affecting the property? This includes any rights of way. If Yes, please give details:

☐ Yes ☑ No

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Services crossing the property or neighbouring property

8.7 Do any drains, pipes or wires serving the property cross any neighbour's property?

☐ Yes ☐ No ☑ Not known

8.8 Do any drains, pipes or wires leading to any neighbour's property cross the property?

☐ Yes ☐ No ☑ Not known

8.9 Is there any agreement or arrangement about drains, pipes or wires?

☐ Yes ☐ No ☑ Not known

If Yes, please supply a copy or give details: ☐ Enclosed ☐ To follow

9. Parking

9.1 What are the parking arrangements at the property?

One allocated parking space

9.2 Is the property in a controlled parking zone or within a local authority parking scheme?

☐ Yes ☑ No ☐ Not known

10. Other charges

Note: If the property is leasehold, details of lease expenses such as service charges and ground rent should be set out on the separate TA7 Leasehold Information Form. If the property is freehold, there may still be charges: for example, payments to a management company or for the use of a private drainage system.

10.1 Does the seller have to pay any charges relating to the property (excluding any payments such as council tax, utility charges, etc.), for example payments to a management company? If Yes, please give details:

☑ Yes ☐ No

Annual service charges and management fees

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11. Occupiers

11.1 Does the seller live at the property? ☐ Yes ☑ No

11.2 Does anyone else, aged 17 or over, live at the property? ☐ Yes ☑ No

If No to question 11.2, please continue to section 12 'Services' and do not answer 11.3–11.5 below.

11.3 Please give the full names of any occupiers (other than the sellers) aged 17 or over:

11.4 Are any of the occupiers (other than the sellers), aged 17 or over, tenants or lodgers? ☐ Yes ☑ No

11.5 Is the property being sold with vacant possession? ☑ Yes ☐ No

If Yes, have all the occupiers aged 17 or over:

(a) agreed to leave prior to completion? ☑ Yes ☐ No

(b) agreed to sign the sale contract? If No, please supply other evidence that the property will be vacant on completion. ☑ Yes ☐ No ☐ Enclosed ☐ To follow

12. Services

Note: If the seller does not have a certificate requested below this can be obtained from the relevant Competent Persons Scheme. Further information about Competent Persons Schemes can be found at: **https://www.gov.uk/guidance/competent-person-scheme-current-schemes-and-how-schemes-are-authorised**

Electricity

12.1 Has the whole or any part of the electrical installation been tested by a qualified and registered electrician? ☐ Yes ☑ No

If Yes, please state the year it was tested and provide a copy of the test certificate. ☐ Year ☐ Enclosed ☐ To follow

12.2 Has the property been rewired or had any electrical installation work carried out since 1 January 2005? ☐ Yes ☑ No ☐ Not known

If Yes, please supply one of the following:

(a) a copy of the signed BS7671 Electrical Safety Certificate ☐ Enclosed ☐ To follow

(b) the installer's Building Regulations Compliance Certificate ☐ Enclosed ☐ To follow

(c) the Building Control Completion Certificate ☐ Enclosed ☐ To follow

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Central heating

12.3 Does the property have a central heating system?

☑ Yes ☐ No

If Yes:

(a) What type of system is it (e.g. mains gas, liquid gas, oil, electricity, etc.)?

Mains Gas

(b) When was the heating system installed? If on or after 1 April 2005 please supply a copy of the 'completion certificate' (e.g. CORGI or Gas Safe Register) or the 'exceptional circumstances' form.

☐ Date
☑ Not known
☐ Enclosed ☐ To follow

(c) Is the heating system in good working order?

☑ Yes ☐ No

(d) In what year was the heating system last serviced/ maintained? Please supply a copy of the inspection report.

☐ Year
☑ Not known
☐ Enclosed ☐ To follow
☐ Not available

Drainage and sewerage

Note: Further information about drainage and sewerage can be found at: **www.gov.uk/government/organisations/environment-agency**

12.4 Is the property connected to mains:

(a) foul water drainage? ☑ Yes ☐ No ☐ Not known

(b) surface water drainage? ☑ Yes ☐ No ☐ Not known

If Yes to both questions in 12.4, please continue to section 13 'Connection to utilities and services' and do not answer 12.5–12.10 below.

12.5 Is sewerage for the property provided by:

(a) a septic tank? ☐ Yes ☑ No

If the property is in England and you answered Yes to question 12.5 and your septic tank discharges directly into surface water, you must do one of the following as soon as possible:

- **connect to mains sewer**
- **install a drainage field (also known as an infiltration system) so the septic tank can discharge to ground instead**
- **replace your septic tank with a small sewage treatment plant**

You must have plans in place to carry out this work within a reasonable timescale, typically 12 months.

12.5.1 When was the septic tank last replaced or upgraded?

☐ Month
☐ Year

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(b) a sewage treatment plant? ☐ Yes ☐ No

(c) cesspool? ☐ Yes ☐ No

12.6 Is the use of the septic tank, sewage treatment plant or cesspool shared with other properties? If Yes, how many properties share the system? ☐ Yes ☑ No ☐ Properties share

12.7 When was the system last emptied? ☐ Year

12.8 If the property is served by a sewage treatment plant, when was the treatment plant last serviced? ☐ Year

12.9 When was the system installed? ☐ Year

Note: Some systems installed after 1 January 1991 require Building Regulations approval, environmental permits or registration. Further information about permits and registration can be found at: **www.gov.uk/government/organisations/environment-agency**

12.10 Is any part of the septic tank, sewage treatment plant (including any soakaway or outfall) or cesspool, or the access to it, outside the boundary of the property? If Yes, please supply a plan showing the location of the system and how access is obtained. ☐ Yes ☐ No ☐ Enclosed ☐ To follow

Specific information about permits and general binding rules can be found at **www.gov.uk/permits-you-need-for-septic-tanks**

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13. Connection to utilities and services

Please mark the Yes or No boxes to show which of the following utilities and services are connected to the property and give details of any providers.

Mains electricity ☑ Yes ☐ No

Provider's name
OVO ENERGY

Location of meter
Unknown

Mains gas ☑ Yes ☐ No

Provider's name
OVO ENERGY

Location of meter
UNKNOWN

Mains water ☑ Yes ☐ No

Provider's name
Cambridge Water

Location of stopcock
Under stairs

Location of meter, if any
Unknown

Mains sewerage ☑ Yes ☐ No

Provider's name
Cambridge Water

Telephone ☐ Yes ☑ No

Provider's name

Cable ☐ Yes ☑ No

Provider's name

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14. Transaction information

14.1 Is this sale dependent on the seller completing the purchase of another property on the same day?

☐ Yes ☑ No

14.2 Does the seller have any special requirements about a moving date? If Yes, please give details:

☐ Yes ☑ No

14.3 Will the sale price be sufficient to repay all mortgages and charges secured on the property?

☑ Yes ☐ No ☐ No mortgage

14.4 Will the seller ensure that:

(a) all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds) and that the property will be left in a clean and tidy condition?

☑ Yes ☐ No

(b) if light fittings are removed, the fittings will be replaced with ceiling rose, flex, bulb holder and bulb?

☑ Yes ☐ No

(c) reasonable care will be taken when removing any other fittings or contents?

☑ Yes ☐ No

(d) keys to all windows and doors and details of alarm codes will be left at the property or with the estate agent?

☑ Yes ☐ No

Signed: [signature] Dated: 19/10/2025.

Signed: [signature] Dated: 19/10/2025

Each seller should sign this form.

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The Law Society is the representative body for solicitors in England and Wales.

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CONTRACT

Incorporating the Standard Conditions of Sale (Fifth Edition – 2018 Revision)

For conveyancer's use only

Buyer's conveyancer:

Seller's conveyancer:

Law Society Formula:
Time:
The information above does not form part of the Contract

Date	:	
Seller	:	**Daniel Thomas Cooper** of 4 Einstein Crescent, Dunston, Northampton, NN5 6FY **and Gemma Bethany Bates of** 19 Abbots Crescent, St Ives, PE27 3YA
Buyer	:	**Catharine Joan Ward Thompson and Henry Swift Thompson** of 11 Douglas Crescent, Edinburgh, EH12 5BB
Property (leasehold)	:	the leasehold property shortly described as 76 Bartholomews Court, Riverside, Cambridge, CB5 8JD being the whole of the land registered at the Land Registry with absolute title under the title number mentioned below
Title Number	:	CB279464
Specified Incumbrances	:	the matters (if any) set out or referred to in the Registers of the above numbered Title dated 27 October 2025 timed at 16:15:05 and any documents mentioned therein (other than entries relating only to financial charges by way of security)
Title Guarantee	:	Full
Completion date	:	
Contract rate	:	4% above the base lending rate from time to time of Barclays Bank plc
Purchase price	:	£425,000
Deposit	:	£
Contents price (if separate)	:	£
Balance	:	£

The seller will sell and the buyer will buy the property for the purchase price.

WARNING	**Signed:**
This is a formal document, designed to create legal rights and legal obligations. Take advice before using it.	Seller/Buyer

SPECIAL CONDITIONS

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1 (a) This Contract incorporates the Standard Conditions of Sale (Fifth Edition – 2018 Revision).

(b) The terms used in this contract have the same meaning when used in the Conditions.

2 Subject to the terms of this contract and to the Standard Conditions of Sale, the seller is to transfer the property with either full title guarantee or limited title guarantee, as specified on the front page.

3 (a) The sale includes those contents which are indicated on the attached list as included in the sale and the buyer is to pay the contents price for them.

(b) The sale excludes those fixtures which are at the property and are indicated on the attached list as excluded from the sale

4 The property is sold with vacant possession

5 Representations
Neither party can rely on any representation made by the other, unless made in writing by the other or his conveyancer, but this does not exclude liability for fraud or recklessness.

6 **Occupier's consent**
Each occupier identified below agrees with the seller and buyer, in consideration of their entering into this contract, that the occupier concurs in the sale of the property on the terms of this contract, undertakes to vacate the property on or before the completion date and releases the property and any included fixtures and contents from any right or interest that the occupier may have.

Note: this condition does not apply to occupiers under leases or tenancies subject to which the property is sold.

Name(s) and signatures(s) of the occupier(s) (if any):

Name

Signature

Notices may be sent to:

Sellers conveyancer's name	:	**Roythornes LLP**
E-mail address*	:	
Buyers conveyancer's name	:	**Setfords Solicitors**
E-mail address*	:	

*Adding an e-mail address authorises service by e-mail see condition 1.3.3(b)

These are the notes referred to on the following official copy

Title Number CB279464

The electronic official copy of the document follows this message.

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You can view or download copies of the practice guide from our website at www.gov.uk/land-registry in English or Welsh. Alternatively, you can telephone Customer Support on 0300 006 0411 (0300 006 0422 for a Welsh-speaking service).

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DATED 7th November 2003.

97

"We hereby certify this to be a true copy of the original"

Gisby Harrison

(1) RIVER VIEW MANAGEMENT COMPANY (CAMBRIDGE) LIMITED

(2) MARTIN GRANT HOMES LIMITED

(3) DEREK JOHN COOPER

UNDERLEASE

of

PLOT NUMBER 72, "RIVER VIEW COURT",

RIVERSIDE, CAMBRIDGE

Harold Benjamin
Hill House
67 – 71 Lowlands Road
Harrow
Middx HA1 3EQ

[CAMBRIDGE\R.VIEW\LHLD.SLS\PLT.SLS\PLT.72\ULSE.72]

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H.M. LAND REGISTRY

LAND REGISTRATION ACTS 1925 to 1988

COUNTY	:	**CAMBRIDGESHIRE**
DISTRICT	:	**CAMBRIDGE**
TITLE NUMBER	:	
PROPERTY	:	**Plot 72, "River View Court" Riverside, Cambridge**
POSTAL ADDRESS	:	**Flat 76, St Bartholomew's Court, Riverside, Cambridge**

DATE : 7th November 2003

BETWEEN

(1) **RIVER VIEW MANAGEMENT COMPANY (CAMBRIDGE) LIMITED** (Company Registration Number: 4622226) whose registered office is situate at Hill House 67 – 71 Lowlands Road Harrow Middx HA1 3EQ (hereinafter called "the Lessor") of the first part

(2) **MARTIN GRANT HOMES LIMITED** (Company Registration Number: 1363485) whose registered office is situate at Grant House Felday Road Abinger Hammer Dorking Surrey RH5 6QP (hereinafter called "the Developer") of the second part

(3) the party specified in the Eighth Schedule hereto (hereinafter called "the Lessee") of the third part

Definitions

IN this Underlease the following expressions have the following meanings namely:

1. **"the Amenity Land"** means the land shown edged green on Plan 1 subject to such minor alterations to the same as may be made by the Developer during the course of the development of the Developer's Estate and such additional area or areas within the Developer's Estate designated by the Developer

2. **"the Balcony"** means the balcony or patio (if any) shown coloured blue on Plan 2 including the air space above up to the height of the ceiling of the Demised Premises

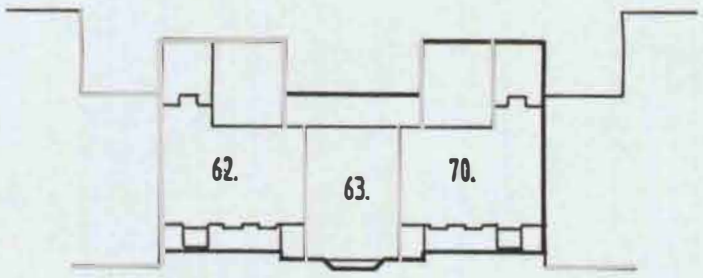
3. **"the Bin Store"** means the bin store within the section of the Block comprising the Demised Premises

4. **"the Block"** means the building (including the patios and balconies) edged orange on Plan 1

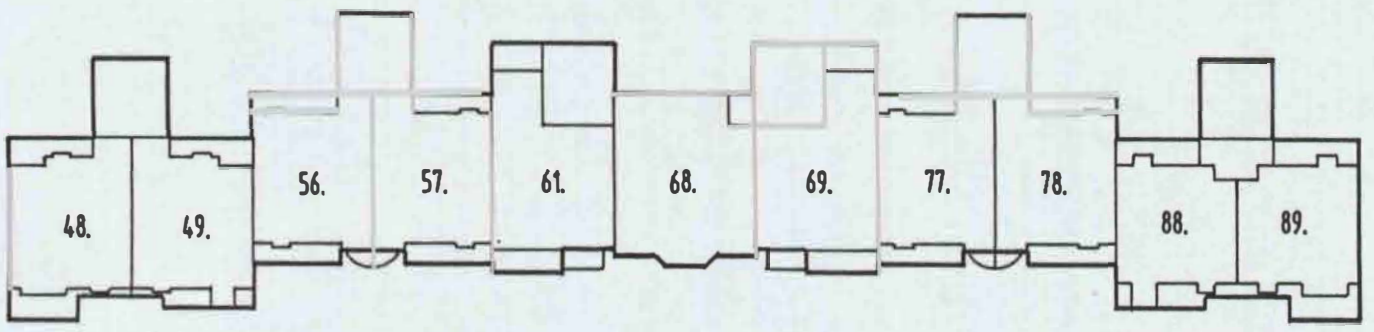
5. **"the Block's Common Parts"** means the structure of the Block including the roof and foundations the accessways staircases common entrance doors common parts lighting system lifts within the Block and serving the common parts heating system in the Block fire escapes (if any) telephone entry system (if any) and all security systems and other equipment in the Block serving the Demised Premises and the other Flats the

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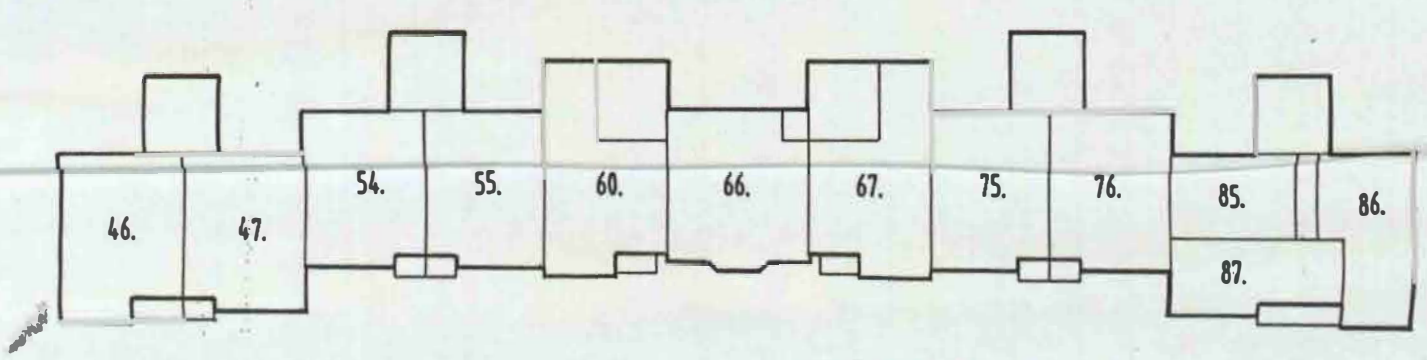
COLOUR



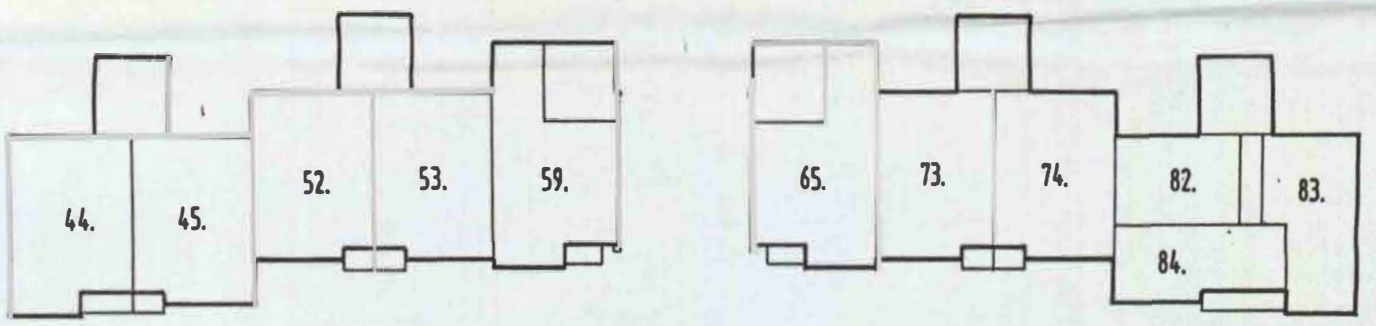
FOURTH FLOOR



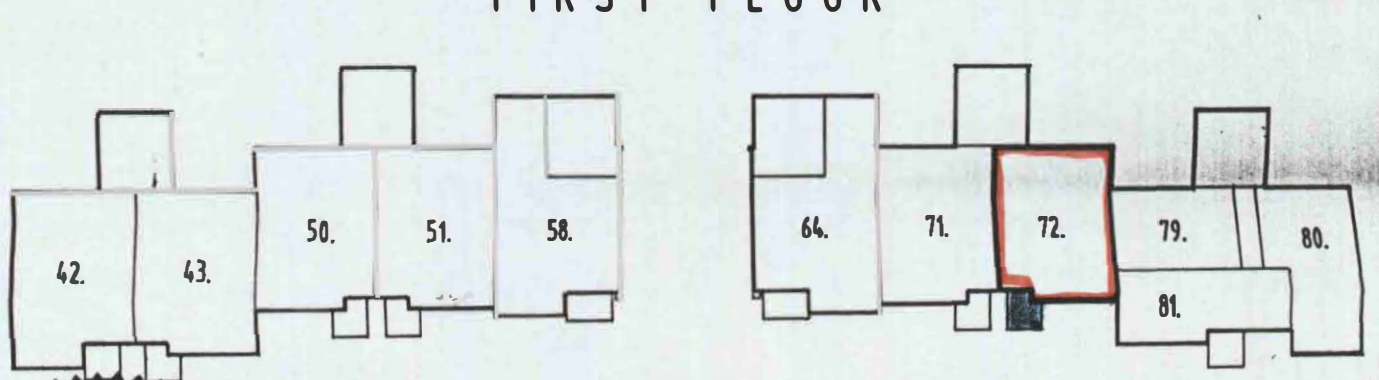
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

RIVERSIDE
CAMBRIDGE

CONVEYANCE PLAN
BLOCK PLAN
PLOTS 42-78

Scale :- 1 : 500

Date :- OCT '02

Drg. No. :- 334 / 4

ARTWORKER PDS 884835

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COLOUR

17152

RIVER CAM

Sea Cadets

RIVERSIDE

42-49

50-57

58-70

71-78

79-89

EX PUBLIC SEWER

Affordable housing plots 79-89.

Museum of Technology

Electricity sub-station

N

Existing properties within Stanley Road

Land retained by Martin Grant Homes Land Ltd

Industrial / commercial units

CYCLE STORE A

CYCLE STORE B

CYCLE STORE C

CYCLE STORE D

CAR PORT LOWER LEVEL

SITE:
RIVERSIDE
CAMBRIDGE

DETAIL:
CONVEYANCE PLAN
PLOTS 1-78

DRAWN BY	DATE	DWG.NO.
JO	JULY '02	334/5

SCALE: 1 : 500

REV: A

Revision A - Plot 35 amended, affordable housing note added 9/12/02

Martin Grant Homes Ltd
"Grant House," Felday Road
Abinger Hammer, Dorking, Surrey
Telephone:- Dorking 732822

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rubbish bin stores the balconies and patios the roof voids and all other structural parts and things within or forming part of the Block and which serve the Demised Premises and the other Flats **EXCLUDING** the Demised Premises and the other Flats

6. **"the Certificate of Value"** see the Eighth Schedule

7. "**the Common Services"** means the Service Installations which are now or may within the Perpetuity Period be in or under the Block or any part thereof (including the Demised Premises) and the Developer's Estate and which are not Leased Services

8. **"the Cycle Storage"** means the locker allocated for the exclusive use of the Demised Premises situate in one of the cycle stores lettered "A" "B" or "C" Plan 1

9. **"Declaration of Joint Tenancy"** see the Eighth Schedule

10. **"the Demised Premises"** means the property specified in the Eighth Schedule and more particularly described in the First Schedule

11. **"the Demised Premise's Car Parking Space"** means the car parking space shown edged brown on Plan 1

12. "**the Development's Common Parts"** means the land comprised in the Developer's Estate excepting the Block and the freehold dwellinghouses and their curtilages and the footpaths shown hatched black on Plan 1

13. **"the Developer's Estate"** means the land now or formerly comprised in freehold Title Number CB243198

14. **"the Due Proportion"** shall be such sum as the Lessor shall properly calculate as being applicable to the Demised Premises calculated on the basis of the use made by the Lessee of the Block's Common Parts and the Development's Common Parts

15. **"the Estate Accessways"** means the estate road and footpaths shown on Plan 1 excepting the footpaths hatched black thereon

16. **"the Exceptions and Reservations"** means the Exceptions and Reservations set out in the Third Schedule

17. **"the Flats"** means the other flats comprised in the Block but excluding the Demised Premises

18. **"the Headlease"** means a lease of the Block dated the 29th day of May 2003 made between the Developer (1) and the Lessor (2)

19. **"the Insured Risks"** means loss or damage by fire lightning explosion storm tempest flood bursting and overflowing of water tanks apparatus or pipes impact and aircraft and other aerial devices and any articles dropped therefrom riot civil commotion malicious damage subsidence heave and/or landslip and such other risks as the Lessor may reasonably decide (which for the avoidance of doubt will include terrorism provided such cover can be obtained) and such other risks as the Lessor may reasonably deem it necessary to insure against from time to time

20. **"the Leased Services"** means the Service Installations used or intended for use exclusively for the benefit of the Demised Premises

21. **"the Maintenance Charge"** means the Due Proportion attributable to the Demised Premises as determined by the Lessor of the aggregate expenditure incurred by and/or

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payable by the Lessor in performing its obligations in connection with the day to day running management maintenance repair and insurance of the Block the Block's Common Parts the Development's Common Parts and the Common Services available for use by the Lessee in common with all others entitled to use such in compliance with the Lessor' s obligations contained in the Sixth and Seventh Schedules as are hereinafter contained which for the first year of term is £957.00 the first of such payments to be made on the date hereof to be a pro rata payment in respect of the period from the date hereof to the 24th day of June or the 25th day of December next ensuing (which ever shall first occur)

22. **"the Perpetuity Period"** means the period of eighty years commencing on the 25th day of December 2002

23. **"Plan 1"** means the drawing numbered 334/5 attached hereto

24. **"Plan 2"** means the drawing numbered 334/4 attached hereto

25. **"the Price"** means the price specified in the Eighth Schedule hereafter contained

26. **"the Rights"** means the Rights set out in Parts I and II of the Second Schedule

27. **"the Service Installations"** means sewers drains water pipes tanks gutters fire alarms wires cables conduits and rubbish chutes and other like means for the carrying of and/or disposal or storage of soil water gas electricity television radio and other services and of soil smoke rubbish and other material or other matter

28. **"the Term"** means term of years specified in the Eighth Schedule hereinafter contained

29. **"the Visitor's Car Parking Spaces"** means the parking spaces shown on Plan 1 marked with a "V"

30. **"the Yearly Rent"** is specified in the Eighth Schedule hereinafter contained

WHEREAS:

1. **THE** Block was demised to the Lessor by virtue of the Headlease for the term of years therein specified at the rent and subject to the covenants and conditions therein contained

2. **THE** Lessor has agreed for the consideration hereinafter appearing to demise the Demised Premises to the Lessee on the terms hereinafter contained and has demised or will demise all the Flats in the Block on materially similar terms and subject to materially similar covenants on the part of the Lessee and conditions as are contained in this Underlease (subject only to such variations as any special circumstances may require) to the intent that the lessee for the time being of each of the Flats may be able to enforce against the lessee of every other flat any of the said covenants a breach of which adversely affects him

3. **THE** Lessee has agreed to become the holder of a share in the Lessor

NOW THIS DEED WITNESSETH as follows:

Demise and Rent

1. 1.1. **IN** consideration of the Price now paid by the Lessee to the Lessor (the receipt whereof the Lessor hereby acknowledges) and of the Yearly Rent and covenants and stipulations on the part of the Lessee hereinafter reserved and contained the

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Lessor **HEREBY DEMISES** unto the Lessee with full title guarantee **ALL THAT** the Demised Premises **TOGETHER WITH** the rights set out in the Part I of the Second Schedule hereto **SUBJECT TO** the exceptions and reservations set out in the Third Schedule hereto **TO HOLD** the same unto the Lessee for the **T**erm **YIELDING AND PAYING** therefor in advance during the **T**erm the Yearly Rent on the 25th day of December in every year without any deduction the first of such payments or a due proportion thereof to be made on the date hereof and the Maintenance Charge on the dates and in the manner herein prescribed

1.2. **THE** Developer **HEREBY GRANTS** unto the Lessee the rights as set out in Part II of the Second Schedule to hold and enjoy the same for the duration of the term of years granted by this Underlease (and for the duration of any statutory extension thereof) subject to the Lessee duly paying the ground rent and other outgoings payable pursuant to the terms of this Underlease and to the Lessee duly performing and observing the covenants stipulations and terms and conditions thereof on the lessee's part

Lessee's Covenants

2. **THE** Lessee **HEREBY COVENANTS** (and if more than one jointly and severally) with the Lessor and as a separate covenant also with all of the other lessees for the time being of each and every one of the Flats (to the intent that the covenants are mutually enforceable as between all lessees) that the Lessee will observe and perform:-

2.1. **the** covenants on the part of the Lessee set out in the Fourth Schedule hereto and

2.2. **the** regulations set out in the Fifth Schedule hereto

Lessor's Covenants

3. **THE** Lessor **HEREBY COVENANTS** with the Lessee **PROVIDED THAT** the Lessor shall not be liable itself for any breach of covenant occurring after it shall have parted with its interest in the Demised Premises expectant upon the reversion to this Underlease:-

3.1. **that** the Lessor has not granted and will not hereafter grant a lease of any of the Flats except to a lessee who has entered or will enter into materially similar covenants and undertake materially similar obligations to those on the part of the Lessee herein contained so far as applicable **AND** the Lessor shall be under like obligations in respect of any of the Flats for the time being undemised and will indemnify the Lessee against the proportion of the Maintenance Charge attributable to any of the Flats as shall be undemised and shall also indemnify the Lessee against the proportion of the of the costs of maintaining the common facilities and services on the Developer's Estate attributable to the freehold dwellinghouses built on the Developer's Estate pending the sale of each and every such dwellinghouse

3.2. **that** the Lessee paying the Yearly Rent and observing the covenants and conditions on the Lessee's part herein contained shall and may peaceably and quietly hold and enjoy the Demised Premises without any interruption or disturbance by the Lessor or any person claiming by through under or in trust for the Lessor

3.3. **the** Lessor will keep the Block's Common Parts the Development's Common Parts and the Common Services insured against loss or damage by the **I**nsured Risks:-

3.3.1. **unless** such insurance shall be vitiated by any act of the Lessee or by anyone within either the Block or the Development's Common Parts expressly or by implication with the Lessee's authority and

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3.3.2. to the extent that such insurance may be arranged for properties such as those comprising the Block and the Development's Common Parts in some insurance office of repute in such a sum as the Lessor shall from time to time be advised by its surveyor as representing the full amount of the costs of rebuilding reinstating or replacing the Block and the Development's Common Parts as new (including any value added tax or other taxes payable in respect thereof and reasonable provision for the escalation of such costs of rebuilding reinstating or replacing between the date of destruction or damage and the estimated date thereof) and in the event of total destruction architects engineers and surveyor's fees on such costs at the current scale for the time being of the Royal Institute of British Architects the Association of Structural Engineers and the Royal Institution of Chartered Surveyors the cost of debris removal demolition site clearance and any works that may be required by statute and incidental expenses and also a sum equal to three years' aggregate rent (or such longer period as the Lessor may from time to time reasonably consider necessary) payable in respect of the Demised Premises and by each of the Flats in the Block for the time being payable and to make all payments necessary for the above purpose within seven days' after the same shall respectively become payable and will produce to the Lessee on demand a copy of the insurance policy and of the current premium receipt (or otherwise evidence that the insurance is in force and a summary of the cover) and will procure that a note of the interest of the lessees of the flats in the Block and their mortgagees be made on the insurance policy

3.3.3. In case the Block's Common Parts the Development's Common Parts and the Common Services or any part thereof shall from time to time be destroyed or damaged by any of the Insured Risks so as to be unfit for occupation or use then as often as the same shall happen (unless payment of the policy monies shall be withheld in whole or in part by reason of any act neglect or default of the Lessee) with all convenient speed to take such steps as may be requisite and proper to obtain any planning permission or other permits and consents that may be required under the Planning Acts to enable the Lessor to rebuild and reinstate the Block the Block's Common Parts the Development's Common Parts and the Common Services and to spend and lay out any insurance monies received by virtue of the aforementioned insurance (except in respect of loss of rent) in reinstating restoring replacing or rebuilding the Block and the Development's Common Parts or parts thereof so destroyed or damaged with all convenient speed **PROVIDED THAT** the Lessor shall not be liable to rebuild or reinstate the Block or the Development's Common Parts if the Lessor is unable (having used all reasonable endeavours) to obtain all planning permissions permits and consents necessary to execute such rebuilding and reinstating or if this Underlease shall be frustrated or if the rebuilding or reinstating is prevented for any reason beyond the reasonable control of the Lessor in which event all insurance monies received by the Lessor in respect of the Block shall belong to the lessees and/or their mortgagees as the case may be

3.4. to observe and perform the obligations set out in the Sixth Schedule **PROVIDED THAT** the Lessor shall not be liable to the Lessee or any invitee or licensee of the Lessee for or in any way arising out of any breach or non-performance on the Lessor's part of any of the said covenants unless such breach or non-performance shall have been specifically notified to the Lessor in writing and the Lessor shall have failed to remedy such breach or non-performance within a reasonable time of receiving such notice

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3.5. **to** observe and perform the obligations on the part of the tenant in the Headlease except in so far as the covenants and obligations are to be observed and performed by the Lessee by reason of the obligations on the part of the Lessee contained in this Underlease

To enforce covenants of other lessees on request and indemnities

4. **THE** Lessor **HEREBY FURTHER COVENANTS** with the Lessee that the Lessor will upon the request in writing of the Lessee and upon a security deposit being lodged with the Lessor's solicitors enforce the covenants entered into or to be entered into by the lessee of any of the Flats and enforce the good neighbour covenants or nuisance covenants entered into or to be entered into by the lessee of those flats upon the Lessee agreeing by deed in such form as the Lessor may reasonably require to indemnify the Lessor against all costs and expenses as the Lessor may reasonably incur

Provisos

5. **PROVIDED ALWAYS** that:-
Re-entry

5.1. **If** the Yearly Rent hereby reserved or any part thereof shall be unpaid for twenty-one days' after becoming payable (whether the same shall have been formally demanded or not) or if any of the covenants on the part of the Lessee herein contained shall not be performed or observed then and in any such case it shall be lawful for the Lessor or any person or persons authorised by it in that behalf at any time thereafter to re-enter upon the Demised Premises or any part thereof in the name of the whole and thereupon this demise shall absolutely determine but without prejudice to any right of action or remedy of the Lessor in respect of any breach of the covenants by the Lessee hereinbefore contained

Rights and obligations to pass with Lease and reversion

5.2. **All** rights and obligations of the Lessor and Lessee respectively under these presents shall be incident to the reversion expectant on this Underlease and the leasehold interest thereby created respectively and shall pass and devolve therewith on any alienation or devolution thereof and for the avoidance of doubt neither party shall be liable for any breach once they have parted with their interest

Lessor not liable for defects, etc.

5.3. **The** Lessor shall not be liable to the Lessee or any invitee or licensee of the Lessee for or in any way arising out of any defect or want of repair in the Block's Common Parts or any part thereof (including the Demised Premises) unless such breach or non-performance shall have been specifically notified to the Lessor in writing and the Lessor shall have failed to remedy such breach or non-performance within a reasonable time of receiving such notice

Notices

5.4. **Any** notice hereby required or authorised to be given to the Lessor or the Lessee shall be in writing and may be given in any of the modes provided by Section 196 of the Law of Property Act 1925 **PROVIDED THAT** where the Lessee has notified the Lessor that he is not resident in the United Kingdom such notice shall simultaneously be served on the his last known solicitor

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Superior Lease

6. 6.1. **The** powers rights matters and discretions granted and reserved to the Lessor under this Underlease shall also have been granted and reserved to be or exercisable by any superior lessor its agents or workmen to the extent required under the Headlease and any lease or leases superior to it

6.2. **Any** reference to any consent required from the Lessor shall be deemed also to include the like consent of the superior lessor where the superior lessor's consent would be required under the terms of the Headlease or any lease or leases superior to it but nothing in this provision shall be construed so as to impose or imply any obligation upon the superior lessor not unreasonably to refuse any such consent

6.3. **If** the Lessee can do or propose to do any matter or thing for which the consent of the superior lessor shall be required the Lessee shall indemnify the Lessor against the costs of obtaining any such consent together with all incidental surveyors professional or other fees and disbursements

Clause Headings

7. **THE** clause headings shall not affect the interpretation of this Underlease

Law of Property (Miscellaneous Provisions) Act 1994

8. **FOR** the purposes of Section 6(2)(a) of the Law of Property (Miscellaneous Provisions) Act 1994 all matters now recorded in registers open to public inspection are to be considered within the actual knowledge of the Lessee

Contracts (Rights of Third Parties) Act 1999

9. **A** person who is not a party to this Underlease (other than an assignee or underlessee) may not enforce any terms of the Underlease pursuant to the Contracts (Rights of Third Parties) Act 1999

IN WITNESS whereof this Underlease has been executed as a Deed by the parties hereto the day and year first before written

THE FIRST SCHEDULE
The Demised Premises

ALL THAT Flat as is specified in the Eighth Schedule hereto and shown edged red on Plan 2 which shall include:-

1. the internal plastered coverings and plaster work of the walls bounding the Demised Premises and the internal doors and internal door frames and internal window frames in such walls and the glass fitted in the windows and
2. the plastered coverings and plaster work of the walls and partitions lying within the Demised Premises and the doors and door frames fitted in such walls and partitions and
3. the plastered covering and plaster work of the ceilings and surfaces of the floors including the whole of the floor boards/screed and skirting boards and
4. the tiled paved or other floor surfaces of any steps or open areas included in this demise (if any) and
5. all conduits which are laid in any part of the Block and serve exclusively the Demised Premises and
6. all fixtures and fittings in or about the Demised Premises and not hereinafter expressly excluded

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But not including:-

(a) any part or parts of the Block (other than conduits expressly included in this demise) lying above the said surfaces of the ceilings or below the said floor surfaces or

(b) any of the structural timbers and other joists of the Block or any of the walls or partitions therein (whether internal or external) except such of the plastered surfaces thereof and the internal doors and internal door frames fitted therein as are expressly included in this demise or

(c) the Balcony

(d) any of the Common Services

THE SECOND SCHEDULE – Part I
Rights included in the demise granted by the Lessor

1. **The** right in common with the Lessor the owners and occupiers of the Flats and all others having the right to use same to use on foot only for purposes of access to and egress from the Demised Premises over such parts of the Block's Common Parts as afford access thereto

2. **The** right of passage and running of water soil gas and electricity and other services to and from the Demised Premises and through the Service Installations within the Block serving the Demised Premises

3. **The** benefit of any covenants entered into by the owners of the Flats with the Lessor so far as such covenants are intended to benefit the Demised Premises or the Lessee and so far as the benefit thereof can in law accrue to the Demised Premises or the Lessee

4. **All** rights of support and other easements and all quasi-easements rights and benefits of a similar nature now enjoyed or intended to be enjoyed by the Demised Premises and granted to the Lessor in the Headlease

5. **Such** rights of access to and entry upon the Block and the Flats (subject to reasonable notice being given except in the case of emergency) as are necessary for the proper performance of the Lessee's obligations hereunder causing as little disturbance as possible and making good any damage caused

6. **The** exclusive right to use the Balcony (if any) subject to the rights hereinafter reserved

7. **To** use the Bin Store to dispose of domestic waste only

THE SECOND SCHEDULE – Part II
Rights included in the demise granted by the Developer

1. **A** right of way with or without vehicles (as appropriate) over the roads within the Estate Accessways and on foot only over the footpaths within the Estate Accessways for all reasonable purposes connected with the use and enjoyment of the Demised Premises in common with the Lessor the owners and occupiers of the Flats and all others having the like right to use same subject to such reasonable rules and regulations for the common enjoyment thereof as the Lessor and/or the Developer may from time to time prescribe

2. **The** right of passage and running of water soil gas and electricity and other services to and from the Demised Premises and through the Service Installations within the Developer's Estate (excluding the Block) which are now or which may be installed in under or over the Developer's Estate (excluding the Block)

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3. **The** exclusive right to use the Demised Premise's Car Parking Space for parking one private motor car ancillary to the use and enjoyment of the Demised Premises

4. **The** right in so far as the same are not being used by other parties entitled to use the same to permit one visitor at a time to the Demised Premises to park a private motor car in one of the Visitors' Car Parking Spaces

5. **The** exclusive use of the Cycle Storage

6. **That** once the same have been laid out by the Developer but not prior to that time to have rights of access to and of rights of way over and along the turfed or paved or tarmacked areas comprising part or parts of the Amenity Land

7. **All** the rights and benefits specified in this Schedule are subject to and conditional upon the Lessee (or one of them of more than one party) being the registered holder of a share in the Lessor now held by the Lessee (party hereto) and to the Lessee paying the Yearly Rent and Maintenance Charge in accordance with the covenants in that behalf contained in the Fifth Schedule

THE THIRD SCHEDULE
Rights to which demise is subject

1. **All** rights of support and protection and light and air and other easements and all quasi-easements rights and benefits of a similar nature now enjoyed or intended to be enjoyed by any other part of the Developer's Estate from and over the Demised Premises

2. **The** right of passage and running of water soil gas and electricity and other services to and from the Block any part thereof in or through and along the Common Services

3. **Such** rights of access to and entry upon the Demised Premises by the Lessor and the owners of the Flats with or without workmen and others (subject to reasonable notice being given except in the case of emergency) as are necessary for the proper performance of the obligations hereunder or pursuant to the covenants and stipulations of the leases of the Flats and similar to those herein contained

4. **The** right to erect and maintain such wireless television aerials and/or satellite receiving equipment in or on such part of the Block as the Lessor may from time to time deem appropriate for the use of the occupiers of the Flats and to run wires connecting such equipment through the Demised Premises

5. **The** right (subject to reasonable notice being given except in the case of emergency) for the Lessor to repair alter renew or improve the surface of the Demised Premise's Car Parking Space

6. **The** burden of any covenants entered into by the Lessor with the owner of the Flats so far as such covenants are intended to bind the Demises Premises or the Lessee

THE FOURTH SCHEDULE
Covenants by the Lessee

To pay the Yearly Rent

1. **To** pay the Yearly Rent hereby reserved at the time and in the manner prescribed without any deduction whatsoever

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To pay the Maintenance Charge

2. **To** pay the Maintenance Charge hereby reserved at the time and in the manner prescribed without any deduction whatsoever

To pay outgoings

3. **To** pay and discharge all existing and future rates taxes assessments and outgoings whether parliamentary local or otherwise now or hereafter imposed or charged upon the Demised Premises or any part thereof or on the Lessor or Lessee or occupier in respect thereof **PROVIDED THAT** where any such outgoings are properly charged upon or payable in respect of the Block that the Lessee's liability shall be limited to a due proportion of such outgoings to be reasonably and properly determined (failing agreement) by the Lessor or its surveyor

To pay Value Added Tax

4. **To** pay Value Added Tax (or any tax of a similar nature that may be substituted for it or levied in addition to it) chargeable in respect of any payment including the Yearly Rent made by the Lessee under any of the terms of or in connection with this Underlease in respect of any payment made by the Lessor where the Lessee agrees in this Underlease to reimburse the Lessor for such payment

Indemnity for costs

5. **To** pay on demand to the Lessor on an indemnity basis all reasonable and proper costs fees disbursements charges and expenses (including without prejudice to the generality of the foregoing those payable to Counsel Solicitors Surveyors and Bailiffs) incurred by the Lessor in relation or incidental to:

   5.1 **Every** application made by the Lessee for a consent or licence required or made necessary by the provisions of this Underlease whether the same be granted or refused or proffered subject to any lawful qualification or whether the application be withdrawn

   5.2 **The** recovery or attempted recovery of arrears of the Yearly Rent the Maintenance Charge or any other sums due from the Lessee to the Lessor

To carry out statutory works

6. **To** do all such works or other things as shall under any statutory or other authority be required to be done in respect of the Demised Premises whether by the owner or occupier thereof and to conform in all respects with the provisions of and regulations made under any general or local Act of Parliament which may be applicable to the Demised Premises or any part thereof **AND** to keep the Lessor fully indemnified in respect thereof

To repair

7. **From** time to time and at all times during the Term to keep in good and substantial repair and condition the Demised Premises and the Lessor's fixtures and fittings

To paint interior

8. **To** prepare and paint with two coats of good quality paint in a workmanlike manner all the wood iron and other parts of the interior of the Demised Premises usually painted in every seventh year of the Term and in the last year of the Term as well and after every

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painting to redecorate in like manner and to stop whiten and colour all such parts as are usually so dealt with and to re-paper the parts usually papered with suitable paper of as good quality as that in use at the date hereof

To make good damage to adjoining property

9. **To** make good at the Lessee's expense to the reasonable satisfaction of the Lessor or its surveyor any damage occasioned by the exercise of the rights demised to the Lessee

To permit entry for repairs and cleansing

10. **To** permit the Lessor and the lessee or occupier of any of the Flats and their respective agents or workmen at any time or times during the Term at reasonable hours in the daytime upon giving reasonable written notice (except in the case of emergency) to enter upon the Demised Premises for the purpose of inspecting cleansing and for executing repairs or alterations upon or to the Block the Block's Common Parts the Common Services and/or upon any other of the Flats the party exercising such rights carrying out such works without unreasonable delay and making good to the Lessee all damage thereby occasioned but without compensation for any temporary damage or inconvenience

Not to make alterations without consent

11. **Not** at any time during the Term to make any structural addition or alteration to the Demises Premises and not to remove alter or reposition any partition wall or walls nor make any openings in any of them without the previous written consent of the Lessor (such consent not to be unreasonably withheld in the case of non-structural alterations to the internal layout and design) nor to carry out any operation constituting development within the meaning of the Town and Country Planning Act 1990 or any statutory amendment or replacement thereof for the time being in force

To use as private residence only

12. **Not** to use or occupy nor permit the Demised Premises to be used or occupied for any purpose whatsoever other than as a single private residence

Not to drive high-sided vehicles on the Estate Accessways

13. **Not** to drive or permit to be driven any high-sided vehicles on the Estate Accessways that would or may be likely to collide with any overhead parts of the Block

To comply with amendments and additions to regulations of the Fifth Schedule

14. **To** observe and comply with the regulations set forth in the Fifth Schedule and with any amendments thereto or any additional regulations as the Lessor may (consistent with the provisions of this Underlease) make to govern the use of the Block the Block's Common Parts the Common Services the Development's Common Parts the Demised Premise's Car Parking Space and/or the Visitors' Car Parking Spaces in the general interests of the residents on the Developer's Estate

No inflammable material

15. **Not** to store petrol or other inflammable material in the Demised Premises

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No spoil or waste or nuisance

16. **Not** to do or permit any waste spoil or destruction to or upon the Demised Premises nor to do or permit any act or thing which shall or may be or become a nuisance damage annoyance or inconvenience to the Lessor or its tenants or the tenants or occupiers of adjoining premises and in particular of other of the Flats or the neighbourhood or whereby any insurance for the time being effected on the Demised Premises and/or the Block may be rendered void or voidable or whereby the rate of premium may be increased

To pay costs of abating nuisance

17. **From** time to time during the Term to pay all costs charges and expenses incurred by the Lessor in abating a nuisance arising from any act default or neglect of the Lessee and executing all such works as may be necessary for abating a nuisance in obedience to a notice served by a Local Authority or other statutory or official body

To permit Lessor to enter and view

18. **To** permit the Lessor or its agents with or without workmen and others at all reasonable times upon giving reasonable written notice (except in the case of emergency) during the Term at convenient hours in the daytime to enter the Demised Premises to view and examine the state and condition of the same and of all decays defects and wants of repair as shall be then and there found for which the Lessee may be liable hereunder to give the Lessee notice in writing and that the Lessee will remedy repair and amend the same within two calendar months' then next following the service of such notice

Lessor may enter and repair

19. **That** if the Lessee shall make default in any of the covenants hereinbefore contained for or relating to the repair or painting of the Demised Premises it shall be lawful for the Lessor to enter upon the Demised Premises and repair the same at the expense of the Lessee in accordance with the covenants and provisions of these presents and the reasonable and proper expense of such repairs shall be repaid by the Lessee to the Lessor on demand with interest at four per centum per annum above the base lending rate of Barclays Bank plc or such other comparable base rate as the Lessor may from time to time reasonably nominate in writing from the date of demand to the date of payment

To yield up in good repair

20. **To** yield up the Demised Premises painted repaired and kept as aforesaid at the expiration or sooner determination of the Term quietly to yield up unto the Lessor together with all additions and improvements made thereto in the meantime and all fixtures of every kind in or upon the Demised Premises except tenant's fixtures

To pay costs of notices under Section 146

21. 21.1 **To** pay to the Lessor all reasonable and proper costs charges and expenses (including legal costs and fees payable to a surveyor) which may be incurred by the Lessor incidental to the preparation and service of a notice under Section 146 of the Law of Property Act 1925 (whether or not any right of re-entry or forfeiture has been waived by the Lessor or the Lessee has been relieved under the provisions of the said Act) in respect of the Demised Premises whether incurred in or in reasonable contemplation of proceedings under Section 146 or 147 of that Act

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21.2 **To** pay to the Lessor all reasonable and proper expenses including solicitors' costs and surveyor's fees incurred by the Lessor of and incidental to the service of all notices and schedules relating to wants of repair to the Demised Premises accrued not later than the expiration or sooner determination of the Term but whether such notices and schedules be served before or after such expiration or sooner determination

Absolute bar on assigning part

22. **Not** to assign or charge part only of the Demised Premises

No assignment in last seven years' without consent

23. **Not** during the last seven years' of the Term (except by Will) to assign or underlet or part with possession of the Demised Premises or any part thereof without the prior written consent of the Lessor

To register assignments etc. and become a member of the Lessor

24. 24.1 **Within** twenty one days' after every assignment devolution disposition charge underlease or agreement for tenancy (exceeding three years) of the Demised Premises or any part thereof whether by express deed or by operation or implication of law:

24.1.1 **To** give to the Lessor's solicitors notice in writing thereof specifying in such notice the name and address of the assignee or personal representative or other person in or to whom the Term or any part thereof may have become vested or charged and (if called upon) to produce the assignment probate letters of administration charge counterpart lease or agreement for tenancy or other evidence of devolution at the office of the said solicitors for registration and to pay the said solicitors a minimum fee of **FIFTY POUNDS** (£50.00) and such additional reasonable fee for each such registration as the Lessor may from time to time prescribe plus Value Added Tax thereon (if any) in respect of each such registration

24.1.2 **To** transfer the Lessee's share in the Lessor to an assignee and to procure that the assignee applies to the Lessor to become a member

24.2 **Within** twenty one days' of the creation of any licence to occupy or tenancy of three years' or less to give written notice thereof to the Lessor specifying therein the name and address of the Lessee's agents (if any) and the tenants or licences full names and the current address of the Lessee and for the avoidance of doubt no registration fee is payable in respect of any notice under this clause

Interest

25. **To** pay to the Lessor interest on all sums (whether rent or of any other kind) payable by the Lessee to the Lessor which are unpaid fourteen days' after the same shall become due at the rate of four per cent per annum above Barclays Bank plc base rate current during the time such interest shall accrue or such comparable base rate as the lessor may from time to time reasonably nominate in writing from the date of demand until the date of receipt of payment

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Headlease Covenants

26. **Not** to do any act matter or thing which would constitute a breach non-observance or non-performance of the covenants set out in the Headlease insofar as the same are applicable to the Demised Premises and are not the obligation of the Lessor under this Underlease

THE FIFTH SCHEDULE
Regulations to be observed by the Lessee

1. **The** floors throughout the Demised Premises (except those of all bathrooms and/or en-suites the kitchen and the WC) shall be suitably carpeted unless the Lessor has consented to the omission thereof and all reasonable precautions taken (including the placing of rubber or cork insulators) to deaden the sound of sewing machines dishwashers washing machines or other household machines radios gramophones television sets pianos or other musical instruments

2. **No** musical instrument wireless set television set loud-speaker audio or recording equipment or other mechanical or electronic instrument of any kind shall be placed or used or household machines used or noise made:

   2.1 **Between** the hours of eleven p.m. and eight a.m. or between such other times as the Lessor shall decide so as to be audible outside the Demised Premises or so as to cause annoyance or disturbance to the occupier of any the Flats or

   2.2 **At** any time so as to cause annoyance or disturbance to the occupier of any of the Flats

3. **The** Block's Common Parts shall not be obstructed with bicycles prams boxes or other objects and the entrance door of the Demised Premises shall be kept closed

4. **No** dirt rubbish rags or other refuse shall be thrown into the sinks baths lavatories cisterns or waste or soil pipes in the Demised Premises

5. **No** name writing drawing signboard notice placard or advertisement of any kind shall be put on or in any windows or the exterior of the Demised Premises

6. **The** Block's Common Parts shall be used as quietly as possible at any time and in particular between the hours of midnight and eight o'clock in the morning

7. **No** children shall be allowed to play and no undue noise shall be made in the Block's Common Parts

8. **No** external wireless television aerials and/or satellite receiving equipment shall be affixed or erected by the Lessee on any part of the Developer's Estate or on any external surfaces of the Block and/or on the Balcony (if any)

9. **No** milk bottles or any other item shall be placed where it could or might cause a nuisance annoyance or inconvenience to owners tenants or occupiers of the Flats

10. **No** clothes or other articles shall be hung or exposed and no mat or carpet shall be shaken on the Balcony (if any) or from the entrance door or windows of the Demised Premises

11. **No** bird dog or other animal shall be kept in the Demised Premises without the previous written consent of the Lessor (and should such permission be given then any dogs shall

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be kept on a lead in whilst on the Developer's Estate including each and every part of the Block's Common Parts the Amenity Land and the Estate Accessways) **PROVIDED** nevertheless that such consent may be revoked at any time if in the opinion of the Lessor the bird dog or animal shall become a nuisance to the owner or occupier of any property on the Developer's Estate

12. **The** Lessee shall curtain and keep curtained all windows of the Demised Premises

13. **To** clean the inside and outsides of the windows of the Demised Premises once in every twenty-eight days'

14. **Not** to place anything other than domestic waste in the Bin Store all of which must be securely and hygienically contained in tied up waste disposal bags and placed in the Bin Store a neat and tidy manner and not to use the Bin Store in a manner as is or may be likely to cause a nuisance or annoyance to the owners or occupiers of the Flats

15. **Not** to allow or permit anything to be kept or placed on the Balcony at any time save for items of outdoors furniture and not to cause or permit the Balcony to be used in any manner which is or is likely to be a nuisance or annoyance to the occupier or owner of any other property on the Developer's Estate

16. **Not** to use the turfed or paved or tarmacked areas of the Amenity Land for any purpose except for access and egress and not to congregate or to sit out upon same or to use same for any purpose or in such a manner that is or is likely to be a nuisance or annoyance to the owner or occupier of any other property on the Developer's Estate

17. 17.1 **Not** to use the Demised Premise's Car Parking Space (if any) except to provide parking for one private motor vehicle ancillary to the residential use and occupation of the Demised Premises provided that the vehicle is in regular use

17.2 **Not** to allow or permit to be parked in the Visitors' Parking Spaces any vehicle except a private motor car being used by a visitor to the Demised Premises which shall not in any event be parked therein for more than eighteen hours' in any twenty-four hour period nor to allow or permit the use of more than one of the Visitor's Car Parking Spaces at any one time

17.3 **Save** as mentioned in the two immediately preceding sub-clauses not to allow or permit anything else to be placed or retained on either the Demised Premise's Car Parking Space or the Visitor's Car Park Spaces

17.4 **To** keep the Demised Premise's Car Park Space neat and tidy and free of any rubbish

18. 18.1 **Not** to cause any obstruction to any part or parts of the Estate Accessways

18.2 **Not** to drive or permit to be driven any high-sided vehicles on the Estate Accessways that would or may be likely to collide with any overhead parts of the buildings on the Developer's Estate

19. **Not** to keep anything other than a cycle in the Cycle Storage

THE SIXTH SCHEDULE
Covenants by the Lessor

To maintain

1. **To** maintain and keep in good and substantial repair and condition and (where necessary) renew:-

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1.1. **The** Block the Common Parts the Development's Common Parts and the Common Services (other than those included in this demise or in the demise of any other of the Flats)

1.2. **All** such gas and water mains and pipes drains waste water and sewage ducts and electric cables and wires as may by virtue of the terms of this Underlease be enjoyed or used by the Lessee in common with the owners or lessees of any other of the Flats

1.3. **Such** of the boundary walls and fences of the Developer's Estate as belong to such land

1.4. **All** of the car parking spaces with the Developer's Estate as are not comprised within the curtilages of the freehold dwellinghouses built thereon

2. **Once** in every third year of the Term (if necessary) to wash stop and paint with two coats of good quality proprietary paint the whole of the exterior wood iron or other work of the Block including the Balcony (if any) heretofore or usually painted and grain and varnish such exterior parts as have been heretofore or are usually grained and varnished

3. **Once** in every fifth year of the Term to paint paper varnish colour grain and whitewash such of the interior parts of the Block as have been or are usually painted papered coloured grained and whitewashed (other than those parts included in this demise or in the demise of the Flats)

To light clean maintain and repair the Block's Common Parts

4. **To** keep the entrance halls landings and common service staircases of the Block's Common Parts clean and suitably lighted and the Block's Common Services in proper and good working order and condition

To light clean maintain and repair the Development's Common Parts

5. **To** keep the Development's Common Parts property lit cleaned (if appropriate) and in proper and good working order where appropriate including the entrance gates (if any) the Estate Accessways and lighting thereon (if any) and the Amenity Land and any other land and items provided thereon for the use and enjoyment of the occupiers and owners of the properties on the Developer's Estate

To maintain and repair the car parking spaces

6. **To** maintain and repair the car parking spaces comprised in the Development's Common Parts

To pay Rates

7. **To** pay any Council Tax rates of any kind taxes or other outgoings chargeable in respect of the Block's Common Parts and the Development's Common Parts

To employ necessary staff

8. **To** employ professional managing agents and such other servants staff or contractors as may be reasonably required to carry out all necessary works of maintenance cleaning and repairs and such other duties as are necessary for the proper running and management of the Block and the Developer's Estate in accordance with this Schedule

9. **To** observe and perform the covenants on the Lessor's part contained in the Headlease

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10. **To** make and enforce such regulations for the good management and conduct of the Block and the Developer's Estate as may from time to time seem appropriate

Accounts etc.

11. **To** prepare proper books of accounts of all costs charges and expenses incurred by it in carrying out the obligations contained in this Schedule

THE SEVENTH SCHEDULE
Provisions Governing Maintenance Charge

1. **The** Maintenance Charge shall include but without limitation the proper costs for:

1.1 **The** management and administration of the Lessor (including all fees or commissions payable to any Agents) and interest and other charges on any borrowing for the purposes of meeting the Lessor's obligations

1.2 **All** or any outgoings payable by the Lessor in respect of any part of the Block not demised to a lessee of any of the Flats and in respect of the Development's Common Parts

1.3 **The** creation of such reserves or sinking funds against future liabilities in respect of the Block and the Development's Common Parts as may seem prudent and desirable

1.4 **The** costs of and incidental to compliance with every notice regulation or order of any competent local or other authority affecting the Block and the Development's Common Parts but not any part or parts thereof intended for residential occupation

1.5 **The** fees charges and expenses of the Lessor's managing agents for the time being for managing the Block and the Development's Common Parts and the Common Services therein or thereon collecting the Maintenance Charges in respect thereof and carrying out such other duties as the Lessor requires or are imposed by the provisions of this Underlease and of any solicitor accountant surveyor agent or architect employed or instructed in connection with any question arising on the maintenance or management of the Block the Development's Common Parts and the Common Services installations therein or thereon and the ascertainment of the Maintenance Charge and the auditing of accounts in connection therewith **PROVIDED THAT** where the said management and other functions and duties are undertaken by the Lessor and not by managing agents or other third party there shall be included in the said annual statement the expenses and costs of the Lessor of carrying out such management and other functions and duties

1.6 **The** cost payable to the Lessor for insuring the Block

1.7 **Any** amount which the Lessor shall pay as a contribution towards or in respect of the expense of making repairing insuring maintaining rebuilding or cleansing the Block's Common Parts the Development's Common Parts and the Common Services

1.8 **All** legal and other proper costs incurred by the Lessor in making such applications and representations and taking such action as the Lessor shall

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think reasonably necessary in respect of any notice or order or proposal for a notice or order served under any statute or order regulation or byelaw on the lessees of any part/or parts of the Block or any part thereof or in respect of any part or parts of the Development's Common Parts but not any of the Flats or dwellinghouses built on the Developer's Estate

1.9 **Any** taxes which may be assessed or charged as a result of the demand or receipt of the Maintenance Charge

1.10 **Complying** with the Lessor's covenants set out in the Sixth Schedule

Provision for Variation of Maintenance Charge

2. 2.1 **If** in the reasonable opinion of the Lessor it should at any time become necessary and equitable so to do the Lessor shall have the power to recalculate on an equitable basis the Due Proportion and to notify the Lessee accordingly

2.2 **In** such case as from the date specified in such notice the amount of the Maintenance Charge shall be the amount so notified and all references in this Underlease to the Due Proportion shall be construed as references to the Due Proportion thereof as so altered

Half Yearly Payments on account of Maintenance Charge

3. 3.1 **THE** Lessee shall on account of the Maintenance Charge pay to the Lessor on the twenty-fourth day of June and the twenty-fifth day of December in each year of the Term one half of the Maintenance Charge on account for the current year

Additional payments on account of Maintenance Charge

3.2 **The** Lessee shall also pay on account of the Maintenance Charge to the Lessor within fourteen days' of written demand from the Lessor on its behalf (but not more often than once in any one year) such sum (additional to the half yearly payment) as the Lessor may by resolution of its directors determine in any year of the Term to be requisite to cover any actual or expected deficiency in the cash resources of the Lessor to meet the actual or expected outgoings of the Lessor in such year

Certificate of Lessor and payment of balance

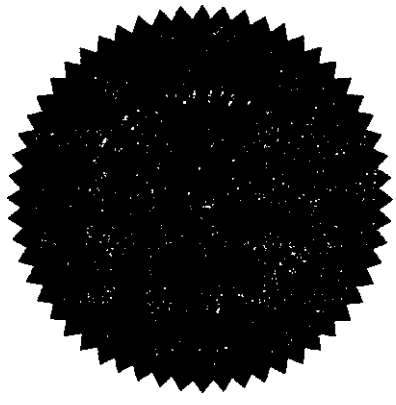
4. **AS** soon as practicable after the expiration of each year ending on the Twenty-fifth day of December the Lessor shall ascertain and certify the amount of the actual Maintenance Charge for the preceding twelve months' and the amount standing to the credit of the reserve fund and serve on the Lessee a copy of such certificate (which shall be binding and conclusive on the Lessee save for manifest error) and any balance remaining to be paid by the Lessee after giving credit for any interim payments made by the Lessee in respect of such year shall be paid by the Lessee within fourteen days' of the service of such certificate or (if there is a balance repayable to the Lessee) such balance shall be repaid by the Lessor within the like time **PROVIDED** that the Lessor may at its absolute discretion defer until three months' after the twenty-fifth day of December next following the date of the demise of the last of the Flats to be demised or the date of the sale of the last remaining dwellinghouse unsold on the Developer's Estate whichever is the latter the ascertainment and certification of the Maintenance Charge for any year of the Term ending prior to such date

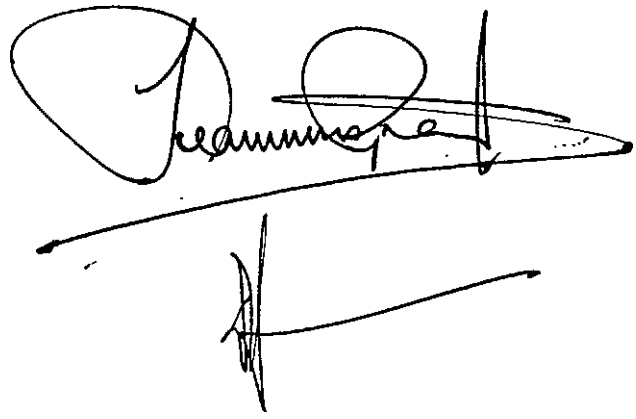
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THE EIGHT SCHEDULE
The Particulars

"Certificate of Value"	:	**IT IS HEREBY CERTIFIED** that the transaction hereby effected does not form part of a larger transaction or series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Two hundred and Fifty Thousand Pounds (£250,000.00)
"Declaration of Joint Tenancy"	:	Not applicable
"the Demised Premises"	:	means **ALL THAT FLAT** known as 76 St Bartholomew's Court, Riverside, Cambridge CB5 8JD
"the Lessee"	:	**DEREK JOHN COOPER** of 22 Eastfield Road, Royston, Herts
"the Price"	:	**TWO HUNDRED AND FORTY-NINE THOUSAND NINE HUNDRED AND NINETY-FIVE POUNDS (£249,995.00)**
"the Term"	:	**ONE HUNDRED AND TWENTY FIVE YEARS** less the last three months' thereof calculated from the 25th day of December 2002
"the Yearly Rent"	:	£300.00 for the first thirty-three years of the Term £400.00 for the second thirty-three years of the Term £500.00 for the third thirty-three years of the Term; and £600.00 for the remainder of the Term

The **COMMON SEAL** of **RIVER VIEW MANAGEMENT COMPANY (CAMBRIDGE) LIMITED** was here unto affixed in the presence of:-)



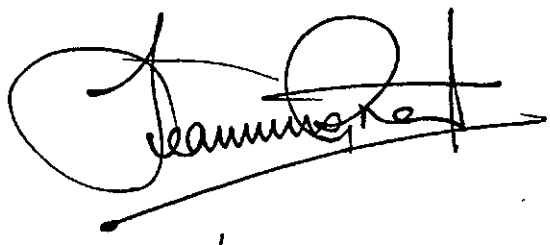


DIRECTOR

DIRECTOR

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The **COMMON SEAL** of **MARTIN GRANT HOMES LIMITED** was hereunto affixed in the presence of:-)
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