

Our report to you on the Searches we have made

Property 17 Athol Road Manchester M16 8QW

Client's Name Mr D Crosby , Ms K Kershaw

Reference: PCH/C228205.002

The results of the Personal Local Search carried out on your behalf

This search covers the following sorts of issues:

- The planning history of the property including
- Planning permissions and building regulations for extensions and alterations carried out by previous owners
- Planning applications granted or refused by the Local Authority
- Any notices served by the Local Authority for breaches of planning permissions or building regulations
- Confirmation as to whether the road which serves the property is adopted by the Local Authority and publicly maintained or whether the road is private and maintained by the local residents
- Whether the property is subject to a Compulsory Purchase Order
- Whether the current permitted use of the property is residential or commercial
- Whether the property is subject to any Smoke Control or Tree Preservation Orders
- Any Local Authority Grants that are repayable by the owner of the property

Results

Your search reveals that:-

- There are no current Planning Entries found within the report.
- There are no current Building Regulation consents found within the report.
- There are no recorded nearby road schemes, traffic schemes or railway schemes within 200 metres of the property and the property is not in a conservation area.
- The property is subject to a provision that restricts permitted development. If you intend to alter or extend the property in any way you should contact the Local Authority to obtain permission before commencing any work.
- The property is subject to a Smoke Control Order which restricts the type of fuel that may be burnt at the property.
- The search has revealed that the property is located within a HS2 area.
- The roads are adopted by the local authority.

Please note that the search relates to this property only and will not reveal any entries for neighbouring properties or the surrounding area. If you are concerned about any potential developments in the surrounding area an additional search can be obtained. If this is the case please contact us immediately.

Please let me know if you have any queries following receipt of this search.

Environmental Search

This search is undertaken with the Environment Agency and will identify the following potential problems within the immediate area of your property:-

- Historical land use data
- Potential for subsidence
- Potential for river and coastal flooding
- Proximity to landfill sites, waste sites and scrap yards
- Hazardous and regulated installations
- Consents to discharge into watercourses
- Exposure to radon
- Local river and air quality
- Current industrial land use details such as fuel sites

The Environmental Search will assess whether the property you are purchasing is at risk of being located on contaminated land.

Results

- We enclose a copy of the Environmental Search. The 'Pass' result indicates that the Environment Agency do not consider there are risks of contamination that require further investigation.
- PLEASE REVIEW THE SECTIONS PASS WITH CONSIDERATIONS

If you have any doubts about this result or require any further information please contact the appropriate Authority details of which are contained on the 'Useful Contacts' page of their website.

Drainage and Water Search

This search against the local utility company will confirm whether or not the property is connected to mains water drainage and supply. It gives details of the route of such services in the locality as well as water quality testing results and anticipated works or improvements to the supply of such services.

Following the introduction of the Transfer of Private Sewers Regulations 2011 there have been changes in relation to the responsibility of drains and sewers.

Results

- The property is connected to mains drainage and water supply

Chancel Repair Liability

This is a historic liability which dates back to medieval times when land, previously owned by the church, was sold and the new owner became liable to contribute to the cost of repairing the local church. This liability potentially applies to any properties within the boundary of such a parish. To protect you against the risk of such liability we have arranged insurance which is

considered usual practice when buying a property. Although the risk is low, this insurance fully protects you for a minimal sum.

Please sign and return one copy of this Report to confirm receipt and that you accept its contents

Signed

First Purchaser

Dated

Signed

Second Purchaser

Dated