

# Personal Local Authority Search



## Local Land Charge Highlights

<b>LLC1</b> PART 3	<b>Planning Charges</b> Entries registered under Part 3 Planning Charges	2 IDENTIFIED
<b>LLC1</b> OTHERS	<b>Local Land Charges</b> Entries registered under all other Parts	NONE IDENTIFIED

## Planning & Building Regulation Highlights

	<b>Planning Permissions</b> Entries under question 1.1(a)	NONE IDENTIFIED
	<b>Building Regulations</b> Entries under questions 1.1(j,k,l)	NONE IDENTIFIED
	<b>Other Planning Matters</b> Entries under questions 1.1(b,c,d,e,f,g,h,i)	NONE IDENTIFIED
	<b>Local Development Framework</b> Entries under question 1.2	1 IDENTIFIED

## Road, Railway & Highways Highlights

	<b>Road Status</b> A road or access way under question 2.1(a) is unadopted.	FURTHER ACTION
	<b>Adoptions / Made Up</b> Entries under questions 2.1(b,c,d)	NONE IDENTIFIED
	<b>Road, Railway &amp; Traffic Schemes</b> Entries under questions 3.4-3.6	NONE IDENTIFIED

## Other Highlights

	<b>Land Acquisition</b> Entries under questions 3.1-3.2	NONE IDENTIFIED
	<b>Other Matters</b> Entries under questions 3.7-3.13 & 3.15	NONE IDENTIFIED
	<b>Radon Gas</b> Entries under question 3.14	LOW

### Search Details

**Property Address**  
9 Fairlands Court  
Fairlands Avenue  
Fairlands  
GUILDFORD  
GU3 3NS

**Local Authority**  
Guildford Borough Council

**Report Reference**  
10849260

**Customer Reference**  
EL.003008824

**Search Date**  
06 March 2018

**Requested By**  
Gunnercooke LLP (Searchflow)

### Search Conducted by

Paul Adams

### Customer Service

If you have any additional enquiries or require further information to assist with this transaction, please contact our Helpdesk on

**0870 787 7625**

or by emailing  
helpdesk@searchflow.co.uk

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



Twitter: @searchflow



Linkedin: @SearchFlow





## Understanding This Report

### Data Sources

The information in this report has been obtained by either the ordering of CON29 data or by personal inspection of the publicly available data held on the Local Land Charges Register, the Planning Register, Building Control Records, Environmental Health Records, Contaminated Land Registers, the Local or Unitary Development Plans, the Register of Adopted Highways, the councils Transport & Policies Programme, UK Radon Map, the Local and/or County Council websites and the Highways Agency website. Some data is drawn from licensed proprietary datasets as indicated.

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.

To clarify the source of information for each section of this report, we use the following icons:



#### Personal Search

Sections with this logo contain data inspected from council sources by a personal search agent.



#### SearchFlow

Sections with this logo are automated or otherwise powered by SearchFlow systems.

### Smart Colour Coding

To assist you with quickly reading and interpreting this report, we use the following colours to show where relevant data has been revealed. Risk highlighting (Red and Green) is currently only applied to Roads and Radon questions.



#### No Entries

When greyed out, this section has been searched but no relevant information was returned

NONE IDENTIFIED



#### Attention

One or more entries in this section reveal potential risk and require attention

IDENTIFIED



#### Entries Revealed

Our search has revealed entries in this section – the data returned has not been risk scored

IDENTIFIED



#### Low Risk

Information has been returned in this section and is perceived to be low risk

LOW

### Next Steps

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.

If you wish to obtain copies of any documents you should submit a written application to the council offices located at:

**Guildford Borough Council**  
Millmead House  
Millmead  
Guildford  
Surrey  
GU2 4BB

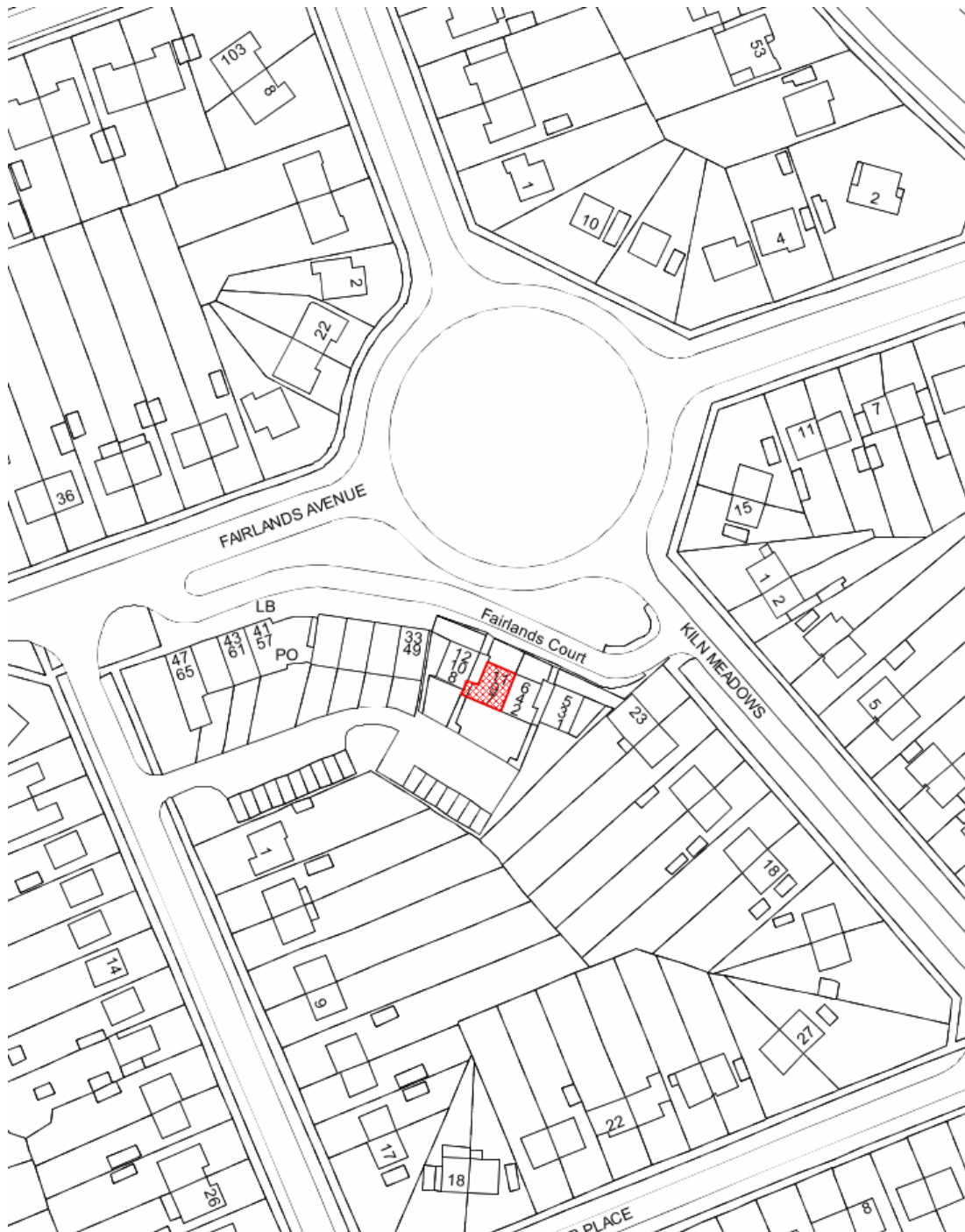
Contact details for other data providers and useful sources of information are given later in this report.





## Location Plan

This search has been compiled based on the search area outlined below.



User: Eliot Lopian  
Client Ref: EL.003008824  
Company: Gunnercooke Ilp (Searchflow)

▨ Main property Extent  
▨ Secondary property Extent

0 51M

Property coordinates: 496423, 152415



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**LLC1**

## Local Land Charges

**2 IDENTIFIED**

The Local Land Charges Register records entries against the property made by statute, or any charge that prohibits or restricts use on the parcel of land securing payment. Local Land Charges are binding on successive owners of the property. They can have a material effect on its future use and amenity, as well as laying a financial burden.

**PART  
1**

### General Financial Charges

Land Charge entries registered under Part 1 General Financial Charges.

**NONE IDENTIFIED**
**PART  
2**

### Specific Financial Charges

Land Charge entries registered under Part 2 Specific Financial Charges.

**NONE IDENTIFIED**
**PART  
3**

### Planning Charges

Land Charge entries registered under Part 3 Planning Charges.

**2 IDENTIFIED**

	Registration Date	Reference No.	Type
	Details		
	Datasource		
1	06/10/1981	81/P/00694	Conditional Permission
	ERECTION OF A THREE STOREY BLOCK OF TWELVE FLATS (2 BEDROOMS)		
2	26/02/1980	80/P/00030	Conditional Permission
	RESIDENTIAL DEVELOPMENT.		

**PART  
4**

### Miscellaneous Charges

Land Charge entries registered under Part 4 Miscellaneous Charges.

**NONE IDENTIFIED**
**PART  
5**

### Fenland Ways Maintenance Charges

Land Charge entries registered under Part 5 Fenland Ways Maintenance Charges.

**NONE IDENTIFIED**
**PART  
6**

### Land Compensation Charges

Land Charge entries registered under Part 6 Land Compensation Charges.

**NONE IDENTIFIED**
**PART  
7**

### New Towns Charges

Land Charge entries registered under Part 7 New Towns Charges.

**NONE IDENTIFIED**


<b>PART 8</b>	<b>Civil Aviation Charges</b> Land Charge entries registered under Part 8 Civil Aviation Charges.	NONE IDENTIFIED
<b>PART 9</b>	<b>Opencast Coal Charges</b> Land Charge entries registered under Part 9 Opencast Coal Charges.	NONE IDENTIFIED
<b>PART 10</b>	<b>Listed Building Charges</b> Land Charge entries registered under Part 10 Listed Building Charges.	NONE IDENTIFIED
<b>PART 11</b>	<b>Light Obstruction Charges</b> Land Charge entries registered under Part 11 Light Obstruction Charges.	NONE IDENTIFIED
<b>PART 12</b>	<b>Drainage Scheme Charges</b> Land Charge entries registered under Part 12 Drainage Scheme Charges.	NONE IDENTIFIED





**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:-

NONE IDENTIFIED

This section of the report reveals any matters recorded by the Planning and Building Control Departments, as well as any other matters that permit or restrict development on site. Here, you will find items such as the planning history of the property, along with any building regulation entries made following work completed on site.

NB. Copy documents are available by written application to the Building Control Department/Planning Department.

**1.1  
(a)**

## Planning Permissions

SEE NOTE



Please refer to additional entries revealed under Part III Local Land Charges Register, which will not be duplicated in this section.

**1.1  
(b)**

## Listed Building Consents

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

**1.1  
(c)**

## Conservation Area Consents

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

**1.1  
(d)**

## Certificate of Lawfulness of Existing Use or Development

NONE IDENTIFIED

**1.1  
(e)**

## Certificate of Lawfulness of Proposed Use or Development

NONE IDENTIFIED

**1.1  
(f)**

## Certificate of Lawfulness of Proposed Work for Listed Buildings

NONE IDENTIFIED

**1.1  
(g)**

## Heritage Partnership Agreements

NONE IDENTIFIED

**1.1  
(h)**

## Listed Building Consent Orders

NONE IDENTIFIED

**1.1  
(i)**

## Local Listed Building Consent Orders

NONE IDENTIFIED

**1.1  
(j)**

## Building Regulation Approvals

NONE IDENTIFIED

**1.1  
(k)**

## Building Regulation Completion Certificates

NONE IDENTIFIED

**1.1  
(l)**

## Any building regulations certificate or notice issued in respect of work carried out under a competent person scheme?

NONE IDENTIFIED



Where an entry has been revealed under questions 1.1j 1.1k or 1.1l, you should ask the vendor or developer of the property to confirm that building regulations have been complied with.



## 1.2

### Local Plan / Local Development Framework

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 IDENTIFIED

The Local Development Plan or Local Development Framework sets out the Local Authority's planning policies for the area, and is important when considering planning applications. They show spatially a strategic plan for development in the area, and help ensure that government policy is being met on sustainable development, housing supply and protection of valuable open spaces.

	Type	Details
1	Development Plan Proposal	Within Green Belt, Settlement Boundary. Approximately 20m from Local Centre.



2

## Roads, Footways and Footpaths

Which of the roads, footways and footpaths named in the application for this search are:-

FURTHER ACTION

This section of the report deals with the adoption of roads, footways and footpaths, and includes information held by either the Local Authority or County Council. Where a road, footway or footpath is listed as Adopted, it will be maintained by the relevant authority. The circumstances or conditions for any other listing, such as Private or Section 38, should be confirmed either with the property vendor or developer prior to purchase, or you may wish to consider conducting a further Highways Search. This section also contains details of Public Rights of Way as shown on the definitive map

2.1

### Fairlands Avenue

ADOPTED

2.1(a) Status	2.1(b) Subject to adoption
2.1(c) To be made up by local authority	2.1(d) To be adopted by local authority
ADOPTED	Not Applicable
Not Applicable	Not Applicable

2.1

### Fairlands Court

ADOPTED

2.1(a) Status	2.1(b) Subject to adoption
2.1(c) To be made up by local authority	2.1(d) To be adopted by local authority
ADOPTED	Not Applicable
Not Applicable	Not Applicable

2.1

### Brooke Forest

ADOPTED

2.1(a) Status	2.1(b) Subject to adoption
2.1(c) To be made up by local authority	2.1(d) To be adopted by local authority
ADOPTED	Not Applicable
Not Applicable	Not Applicable

2.1

### Garage area to the rear

NOT ADOPTED

2.1(a) Status	2.1(b) Subject to adoption
2.1(c) To be made up by local authority	2.1(d) To be adopted by local authority
NOT ADOPTED	No
No	No

2.2

### Public Rights of Way

Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map?

NONE IDENTIFIED

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?

NONE IDENTIFIED

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?

NONE IDENTIFIED







2.5	If so, please attach a plan showing the approximate route.	NOT APPLICABLE
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## Land Acquisition

Where the Local Authority has indicated that the land is required for public purposes or for road works, it will be indicated here. If the land is to be compulsory purchased, this will be revealed elsewhere in the report under the relevant headings.

**3.1**

### Land required for Public Purposes

Is the property included in land required for public purposes?

NONE IDENTIFIED

**3.2**

### Land to be acquired for Road Works

Is the property included in land to be acquired for road works?

NONE IDENTIFIED

## Drainage Matters

SuDS, or sustainable urban drainage systems, are a sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than what has been the conventional practice of routing run-off through a pipe to a watercourse. Where the council hold relevant information, it will be revealed in this section.

**3.3**

### Drainage Matters

NONE IDENTIFIED

3.3

(a)

Is the property served by a sustainable urban drainage system (SuDS)?

NONE IDENTIFIED

3.3

(b)

Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?

NONE IDENTIFIED

3.3

(c)

If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?

NONE IDENTIFIED



Questions previously answered in Section 3.3 are no longer answered in a Local Authority search. This information will be revealed in a Drainage and Water Search.



## Road Schemes

<b>3.4</b>	<b>Road Schemes</b> Is the property (or will it be) within 200 metres of any of the following:-	NONE IDENTIFIED
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When the relevant authority has made plans or proposals to amend or construct new roads in the vicinity of the property, the relevant schemes will be highlighted in this section.

<b>3.4 (a)</b>	The centre line of a new trunk road or special road specified in an order, draft order or scheme;	NONE IDENTIFIED
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<b>3.4 (b)</b>	The centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway;	NONE IDENTIFIED
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<b>3.4 (c)</b>	The outer limits of construction works for a proposed alteration or improvement to an existing road, involving (i) construction of a roundabout (other than a mini roundabout) or (ii) widening by construction of one or more additional traffic lanes;	NONE IDENTIFIED
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<b>3.4 (d)</b>	The outer limits of (i) construction of a new road to be built by a local authority; (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; or (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes;	NONE IDENTIFIED
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<b>3.4 (e)</b>	Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail ?	NONE IDENTIFIED
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<b>3.4 (f)</b>	The outer limits of (i) construction of a proposed alteration or improvement to an existing road involving 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 construction of one or more additional traffic lanes, under proposals published for public consultation?	NONE IDENTIFIED
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## Railway Schemes

<b>3.5</b>	<b>Railway Schemes</b>	NONE IDENTIFIED
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When there are plans or proposals to amend or construct new railway, tramway or similar rail schemes in the vicinity of the property, the relevant items will be highlighted in this section. Please note this section is limited to a 200m radius. If you are concerned about larger schemes passing through the area, such as HS2, we recommend conducting an Energy and Infrastructure Report.

<b>3.5 (a)</b>	Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail ?	NONE IDENTIFIED
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**i** Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.

<b>3.5 (b)</b>	Are there are any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?	NONE IDENTIFIED
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## Traffic Schemes

<b>3.6</b>	<b>Traffic Schemes</b> Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property ?:-	NONE IDENTIFIED
When the relevant authority proposes localised traffic schemes affecting roads, footways and footpaths abutting the property (such as pedestrianisation or traffic calming measures) but hasn't yet implemented them, the relevant matters will be highlighted in this section. The effect of these schemes can include an impact on access to the property (such as one way driving), introduce new parking restrictions, or even prevent certain types of vehicles from using the road.		
<b>3.6 (a)</b>	<b>Permanent Stopping Up or Diversion</b>	NONE IDENTIFIED
<b>i</b>	Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.	
<b>3.6 (b)</b>	<b>Waiting or Loading Restrictions</b>	NONE IDENTIFIED
<b>i</b>	Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.	
<b>3.6 (c)</b>	<b>One Way Driving</b>	NONE IDENTIFIED
<b>i</b>	Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.	
<b>3.6 (d)</b>	<b>Prohibition of Driving</b>	NONE IDENTIFIED
<b>i</b>	Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.	
<b>3.6 (e)</b>	<b>Pedestrianisation</b>	NONE IDENTIFIED
<b>i</b>	Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.	
<b>3.6 (f)</b>	<b>Vehicle Width or Weight Restrictions</b>	NONE IDENTIFIED
<b>i</b>	Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.	
<b>3.6 (g)</b>	<b>Traffic Calming Works including Road Humps</b>	NONE IDENTIFIED
<b>i</b>	Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.	
<b>3.6 (h)</b>	<b>Residents Parking Controls</b>	NONE IDENTIFIED
<b>i</b>	Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.	
<b>3.6 (i)</b>	<b>Minor Road Widening or Improvement</b>	NONE IDENTIFIED
<b>i</b>	Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.	





3.6  
(j)

## Pedestrian Crossings

NONE IDENTIFIED



Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.

3.6  
(k)

## Cycle Tracks

NONE IDENTIFIED



Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.

3.6  
(l)

## Bridge Building?

NONE IDENTIFIED



Any entries revealed under Q1.2 Planning Designations and Proposals will not be duplicated in this section.





## Outstanding Notices

**3.7**

### Outstanding Notices

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 Schedule:-

NONE IDENTIFIED

If the Local Authority has served any other statutory notices that haven't been revealed under other headings of this report, they will typically be noted as entries in this section.

3.7

**(a)**

### Building Works

NONE IDENTIFIED

3.7

**(b)**

### Environment

NONE IDENTIFIED

3.7

**(c)**

### Health and Safety

NONE IDENTIFIED

3.7

**(d)**

### Housing

NONE IDENTIFIED

3.7

**(e)**

### Highways

NONE IDENTIFIED

3.7

**(f)**

### Public Health

NONE IDENTIFIED

3.7

**(g)**

### Flood and Coastal Erosion Risk Management?

NONE IDENTIFIED

## Contravention of Building Regulations

**3.8**

### Contravention of Building Regulations

Has a local authority authorised in relation to the property any proceedings for:-

NONE IDENTIFIED

If the Local Authority has authorised proceedings in relation to the contravention of Building Regulations at the property, the matter will be noted here.

**3.8**

### The contravention of any provision contained in building regulations

NONE IDENTIFIED





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:-

NONE IDENTIFIED

This section covers other matters that Planning Departments typically deal with, including (but not limited to) enforcement notices, stop notices, listed building repairs and building preservation orders. Entries revealed in this section of the report may impact on the intended use and amenity of the property, and can restrict or prevent certain types of work being done at the property without prior permission from the Council (such as the trimming or felling of trees, in the instance of a Tree Preservation Order).

3.9  
(a)

An enforcement notice

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9  
(b)

A stop notice

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9  
(c)

A listed building enforcement notice

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9  
(d)

A breach of condition notice

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9  
(e)

A planning contravention notice

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9  
(f)

Another notice relating to breach of planning control

NONE IDENTIFIED

3.9  
(g)

A listed building repairs notice

NONE IDENTIFIED

3.9  
(h)

In the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation

NONE IDENTIFIED

3.9  
(i)

A building preservation notice

NONE IDENTIFIED



Any entries revealed under Parts III and X of the Local Land Charges Register will not be duplicated in this section.





3.9  
(j)

A direction restricting permitted development

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9  
(k)

An order revoking or modifying planning permission

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9  
(l)

An order requiring discontinuance of use or alteration or removal of building works

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9  
(m)

A tree preservation order

NONE IDENTIFIED



Any entries revealed under Part III Local Land Charges Register will not be duplicated in this section.

3.9  
(n)

Proceedings to enforce a planning agreement or planning contribution?

NONE IDENTIFIED





3.10	Community Infrastructure Levy	NONE IDENTIFIED
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The Community Infrastructure Levy came into force in April 2010. It allows local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development.

3.10 (a)	Is there a CIL charging schedule?	NONE IDENTIFIED
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**i** Any entries revealed under Parts I, II and III of the Local Land Charges Register will not be duplicated in this section.

3.10 (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?; (ii) a notice of chargeable development?; (iii) a demand notice?; (iv) a default liability notice?; (v) an assumption of liability notice?; (vi) a commencement notice?	NONE IDENTIFIED
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**i** Further information is available on written application to the planning department.

3.10 (c)	Has any demand notice been suspended?	NONE IDENTIFIED
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3.10 (d)	Has the Local Authority received full or part payment of any CIL liability?	NONE IDENTIFIED
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3.10 (e)	Has the Local Authority received any appeal against any of the above?	NONE IDENTIFIED
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3.10 (f)	Has a decision been taken to apply for a liability order?	NONE IDENTIFIED
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3.10 (g)	Has a liability order been granted?	NONE IDENTIFIED
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3.10 (h)	Have any other enforcement measures been taken?	NONE IDENTIFIED
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## Conservation Areas

3.11

Do any of the following apply in relation to the property:-

NONE IDENTIFIED

If the property is revealed to be within a Conservation Area, there may be further restrictions in place with regards to development or amenity, with additional conditions or consents being required from the Local Authority. This can include requiring permission to erect a satellite dish, and can even influence how the property is expected to appear.

3.11  
(a)

The making of the area a Conservation Area before 31 August 1974; or

NONE IDENTIFIED



Any entries revealed under Part III of the Local Land Charges Register and Q1.2 Planning Designations and Proposals will not be

3.11  
(b)

An unimplemented resolution to designate the area a Conservation Area?

NONE IDENTIFIED

## Compulsory Purchase

3.12

Has any enforcement order or decision been made to compulsorily purchase or acquire the property?

NONE IDENTIFIED

If the Local Authority has served or intends to serve a Compulsory Purchase Order, the property will pass into Council ownership. Copies of the Order should be obtained to determine the effect, and legal counsel will be necessary.

3.12

Compulsory Purchase

NONE IDENTIFIED



Any entries revealed under Part IV Local Land Charges Register will not be duplicated in this section.



<b>3.13</b>	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 such a condition that harm or pollution of controlled waters might be caused on the property):-	NONE IDENTIFIED
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Local Authorities have a statutory duty to maintain a Register of Contaminated Land, and where any entries affecting the property have been made in this register, they will be revealed here. The Register, however, may still be being compiled in some areas. Additionally, this Local Authority Search is limited to the property itself. An Environmental Report can help reveal potential hazards in a wider area. The informative below advises how to obtain an additional search.

<b>3.13 (a)</b>	A contaminated land notice	NONE IDENTIFIED
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<b>3.13 (b)</b>	In relation to a register maintained under Section 78R of the Environmental Protection Act 1990:- (i) a decision to make an entry, or (ii) an entry	NONE IDENTIFIED
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<b>3.13 (c)</b>	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?	NONE IDENTIFIED
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**i** Council records may be incomplete, as the register may still be under compilation. If you have not already done so, we would recommend that you consider ordering an Environmental Report which will detail information for this enquiry.

## Radon Gas

<b>3.14</b>	Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England or Public Health Wales?	LOW
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Radon is a naturally occurring gas that can affect land and property across the United Kingdom. It typically has a low impact, but at certain percentages determined to be above the Action Level by the Health Protection Agency or its predecessor the National Radiation Protection Board, there may be recommended steps. The vendor should state whether the radon concentration has been measured in the property; whether the result was at or above the Action Level and if so whether remedial measures were installed and whether the radon concentration was re-tested to assess the effectiveness of the remedy.

New buildings in High Risk areas are required to have preventative measures. The developer or vendor of any property constructed since 1988 should be able to state if protective measures were included during the build.

Details		
<b>1</b>	Property is shown within an area not affected by Radon Gas on the Radon Atlas produced by the PHE. Please refer to your Environmental Search for further information.	

**i** In instances of Medium or High Risk, you may wish to consider instructing a Radon Report. Please visit our website or contact our Helpdesk for assistance with ordering. Further information and Next Steps advice is available from Public Health England Radon Survey, Centre for Radiation. Contact details are provided on the Useful Contacts page of this report.





<b>3.15</b>	<b>Assets of Community Value</b>	NONE IDENTIFIED
<p>The Localism Act 2011 introduces an important new power for local communities to protect buildings and open spaces they value. The Community Right to Bid came into effect on 21 September 2012. This is relevant to all civic societies and community groups. This new right means communities can ask their local council to list certain assets as being of value to the community. If an asset is listed and then comes up for sale, the new right will give communities that want it 6 months to put together a bid to buy it.</p>		
<b>3.15 (a)</b>	Has the property been nominated as an asset of community value?	NONE IDENTIFIED
<b>3.15a (i)</b>	Is it listed as an asset of community value?	NONE IDENTIFIED
<b>3.15a (ii)</b>	Was it excluded and placed on the "nominated but not listed" list?	NONE IDENTIFIED
<b>3.15a (iii)</b>	Has the listing expired?	NONE IDENTIFIED
<b>3.15a (iv)</b>	Is the Local Authority reviewing or proposing to review the listing?	NONE IDENTIFIED
<b>3.15a (v)</b>	Are there any subsisting appeals against the listing?	NONE IDENTIFIED
<b>3.15 (b)</b>	If the property is listed as an asset of community value?	NONE IDENTIFIED
<b>3.15b (i)</b>	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?	NONE IDENTIFIED
<b>3.15b (ii)</b>	Has the Local Authority received a notice of disposal?	NONE IDENTIFIED
<b>3.15b (iii)</b>	Has any community interest group requested to be treated as a bidder?	NONE IDENTIFIED





### Additional Information

IDENTIFIED

#### Details

1

Reference source additional data source information:  
Local Land Charges Information: Visible inspection at the council.  
CON29 Part I Questions: Visible inspection at council/ council website.  
Planning Information: Council Database/ Website Post 1990.  
Building Control Information: Post 2000 written inspection/FENSA website.





## Setting a New Standard in Local Searching

This search was produced by SearchFlow Limited, which is registered with the Property Codes Compliance Board.

In a marketplace driven by a need for speed and quality, Personal Local Authority Searches have long provided a fast and effective alternative to traditional council sourced searches.

In 1983, PSA was one of the first personal search companies to emerge in response to conveyancers' demands for a solution to search delays. Since its formation over thirty years ago, PSA has produced information on over 1 million properties.



We take great pride in the heritage of PSA and the contribution it has made to the conveyancing process, empowering both solicitors and consumers with a timely, accurate and cost effective alternative to traditional search methodologies.

PSA became part of the SearchFlow family in 2000, and in 2015, we formally adopted the SearchFlow brand as part of the redevelopment of our local search product. SearchFlow have set a new standard in data-driven reporting, adding intelligent risk highlighting and ease of use features that aid compliance while making the report more user friendly.

You will continue to see the PSA diamond in your reports to indicate those sections of the content that received the personal touch and quality assurance by one of our agents out searching in the field.

## How Was This Search Compiled

This report highlights sections powered by datasets held within our group of companies. Those elements that were personal searched at the council are indicated with the PSA icon, and the records were inspected and quality assured by **Paul Adams**, who is managed by **Ray Farrell**

### Personal Search Manager

#### Ray Farrell

Ray joined PSA as a search agent in 1996, and after five years in the field was promoted to the SearchFlow management team. Our longest serving staff member, he has managed our personal searchers since 2001, and has a wealth of experience in conveyancing, local authority data, quality assurance and compliance.



### Search Booking & Scheduling



#### Natalie Lloyd

Natalie joined us as Booking Scheduling Manager in 2014. Drawing on her experience in the banking and service industries, she coordinates the efficient scheduling of our searchers in the field. Under Natalie's guidance, the booking team has grown to handle record numbers of local authority visits to collect data.

## Customer Care

If you have any queries arising from the content of this report, please contact our dedicated Helpdesk using the contact details on the Useful Contacts page.





Please see below the contact details for those authorities, agencies, organisations or data providers referred to within this report.

For all other queries please contact:

SearchFlow Ltd  
42 Kings Hill Avenue  
Kings Hill  
West Malling  
Kent  
ME19 4AJ

If you require assistance please contact our dedicated Helpdesk team on:

**0870 787 7625**

or by emailing

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

Contact	Name	Address	Contact Details
1	<b>Guildford Borough Council</b>	Millmead House Millmead Guildford Surrey GU2 4BB	
2	<b>Landmark Information Group</b>	Imperium Imperium Way Reading RG2 0TD	<b>T:</b> 0844 844 9966 <b>E:</b> <a href="mailto:helpdesk@landmark.co.uk">helpdesk@landmark.co.uk</a>
3	<b>Highways Agency - England</b>	Lateral 8 City Walk Leeds LS11 9AT	<b>T:</b> 0300 123 5000 <b>E:</b> <a href="mailto:info@highwaysengland.co.uk">info@highwaysengland.co.uk</a>
4	<b>Public Health England Radon Survey, Centre for Radiation, Chemical and Environmental Hazards</b>	Chilton Didcot Oxfordshire OX11 0RQ	<b>T:</b> 01235 822622 <b>F:</b> 01235 833891 <b>E:</b> <a href="mailto:radon@phe.gov.uk">radon@phe.gov.uk</a> <b>W:</b> <a href="http://www.ukradon.org">www.ukradon.org</a>

## Complaints Procedure

If you want to make a complaint, we will:

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

Complaints should be sent to:

SearchFlow Ltd, 42 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4AJ.  
Tel: 0870 870 8889  
Email: [helpdesk@searchflow.co.uk](mailto:helpdesk@searchflow.co.uk)

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs) as detailed on the next page. We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.





## Important Consumer Protection Information

This search has been produced by:

SearchFlow Ltd  
42 Kings Hill Avenue  
Kings Hill  
West Malling  
Kent  
ME19 4AJ

Tel: 0870 870 8889  
Email: [info@searchflow.co.uk](mailto:info@searchflow.co.uk)

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

## The Search Code:

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

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

## The Code's Core Principles

Firms which subscribe to the Search Code will:

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

## Complaints

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

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

## TPOs Contact Details

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

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

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).  
PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE







Form No SRIP 01/11

## SEARCH REPORT INSURANCE POLICY

Policy Issuer: SearchFlow Limited

Policy Number: 60-057-000000

### 1. Definitions

In this policy unless the context otherwise requires:

1.1 "Actual Loss" (which in the case of a Buyer and Potential Buyer will not exceed the amount either reasonably believes to be the value of the Land at the Policy Date and assuming residential use of the Land) means:

1.1.1 in respect of a Buyer:

(a) the difference between (i) the lesser of the price the Buyer actually paid for the Land and the Market Value of the Land at the Policy Date without an Adverse Entry; and (ii) the Market Value of the Land at the Policy Date as reduced by the effect of an Adverse Entry

(b) the cost of demolishing, altering or reinstating any part of the Land to comply with an order made by an Appropriate Body

(c) the amount required to pay any charges or other financial liabilities registered against the Land

1.1.2 in respect of a Potential Buyer: any sums actually expended by the Potential Buyer in contemplation of buying the Land

1.1.3 in respect of a Seller: actual financial loss

1.1.4 in respect of a Lender: the difference between the amount of loan outstanding at the time the Lender becomes aware of an Adverse Entry and the amount recovered by the Lender on sale of the Land

and provided that First Title's liability under this policy will, under no circumstances, exceed £1,000,000, or £500,000 where the use of the Land or any part of it as at the Policy Date was commercial.

1.2 "Adverse Entry" means any matter(s) having a detrimental effect on the market value of the Land, that would or should have been disclosed in the information provided by an Appropriate Body in response to an application made to it under Part 1 (Standard Enquiries) of Form CON29 (Law Society Copyright, as amended) but was not disclosed in the Search Report. This includes where the Appropriate Body's registers and information and/or the answers provided by the Appropriate Body for the purposes of the Search Report were incorrect as at the Policy Date due to the Appropriate Body's error or omission.

1.3 "Appropriate Body" means a local authority or other public body providing information in response to an application made under Part 1 (Standard Enquiries) of Form CON29 (Law Society Copyright, as amended).

1.4 "Authorised Expenses" means any costs, legal fees and expenses that First Title is obliged to pay under this policy and has approved in writing.

1.5 "Bordereau" means the form supplied by First Title to the Policy Issuer recording insurance given in respect of individual residential or commercial properties insured under the terms of this policy.

1.6 "Buyer" means a person or persons who has/have bought an interest in the Land relying upon a Search Report prepared in relation to the Land.

1.7 "First Title" means First Title Insurance plc.

1.8 "Insured" mean:

1.8.1 where the use of the Land as at the Policy Date was residential, any or all of:

- (a) a Buyer
- (b) a Potential Buyer
- (c) a Seller
- (d) a Lender

1.8.2 where the use of the Land as at the Policy Date was commercial, any or all of:

- (a) a Buyer
- (b) a Lender

1.9 "Know, Known or Knowing" means having actual knowledge and not constructive knowledge or notice which may be imparted by matters appearing in public records established by local government or other relevant public bodies.

1.10 "Land" means the interest in an individual residential or commercial property specified in the Bordereau.

1.11 "Lender" means a person or body making a loan to a Buyer secured over the Land.

1.12 "Market Value" means the average of valuations carried out by independent and suitably qualified valuers appointed respectively by the Insured making a claim and by First Title.

1.13 "Policy Date" means the date on which the Search Report was prepared.

1.14 "Policy Issuer" means SearchFlow Limited who will not be an Insured under this Policy.

1.15 "Potential Buyer" means a person, other than a Buyer, who relies upon a Search Report in contemplation of buying the Land.

1.16 "Search Report" means a report providing the information contained in Part 1 (Standard Enquiries) of Form CON29 (Law Society Copyright, as amended) obtained from a private search provider and not directly from an Appropriate Body.

1.17 "Seller" means a person or persons selling the Land.

### 2. Coverage Statement

Subject to the terms and conditions of this policy and as the circumstances may require First Title will do either or both of the following:

2.1 indemnify each Insured against Actual Loss incurred by that Insured by reason of an Adverse Entry which existed at the Policy Date in the records of the Appropriate Body, but was not fully disclosed to that Insured in the Search Report; and/or

2.2 at First Title's option, defend the Insured(s) for the risks insured by this policy. First Title will also pay any Authorised Expenses that it incurs in that defence. First Title can end this duty to defend by exercising any of the options listed in paragraph 8 of this policy.

### 3. Exclusions

First Title will not indemnify an Insured against Actual Loss, will not have a duty to defend and will not be obliged to pay Authorised Expenses resulting from any of the following matters:

3.1 risks that:

3.1.1 that Insured creates, allows or agrees to at any time

3.1.2 are known to that Insured but not to First Title and do not appear in any records established by the Appropriate Bodies on or before the date of the Search Report

3.1.3 do not cause that Insured any loss

3.1.4 occur, come into existence or are recorded in public records established by an Appropriate Body

after the Policy Date

3.1.5 are disclosed to the Insured during negotiation, correspondence or in reply to enquiries before contract

3.1.6 are disclosed to the Insured as a result of a subsequent search of matters affecting the Land which has been carried out

3.2 environmental contaminants or hazardous waste on or under the Land and/or liability arising by reason of environmental protection legislation, whether or not its existence would have been disclosed in response to questions 3.13(a) to (c) in Form CON29

3.3 radon gas on or under the Land, whether or not its existence would have been disclosed in response to questions 3.14(a) - (c) in Form CON29

3.4 where the use of any part of the Land as at the Policy Date was commercial, any losses arising from loss or breach of any licences or other permissions necessary for continuation of the use of the Land as at the Policy Date or the Insured's business conducted on or from it

### 4. Continuation of indemnity

The coverage of any insurance given under this policy does not continue to protect any purchaser from a Buyer or Lender.

### 5. Notification of a claim

5.1 An Insured must advise First Title in writing as soon as possible after that Insured becomes aware of any claim or circumstance which might entitle that Insured to make a claim under this policy. The Insured must inform First Title Insurance plc in any one of the following formats also quoting the reference being the policy number and SRIP 01/11

5.1.1 by post to Legal and Claims, First Title Insurance Plc, ECA Court, 24-26 South Park, Sevenoaks, Kent, TN13 1DU

5.1.2 By telephone to First Title Insurance plc on 02071608212

5.1.3 by e-mail to legal&claims@firsttitle.eu

5.2 First Title's obligation to an Insured under this policy may be reduced in part or in whole if that Insured refuses to co-operate with First Title and any action or omission of that Insured in these respects adversely affects First Title's ability to dispute or defend any challenge or claim or to commence any action against other persons.

### 6. Defence and prosecution of actions and an Insured's duty to co-operate

6.1 First Title may at its own expense and without unreasonable delay defend the Insured in litigation concerning any adverse matter referred to in paragraph 2.1

6.2 First Title will be entitled to select the lawyer to act and First Title will not be liable for and will not pay the fees of any other lawyer.

6.3 First Title may pursue any litigation (including appeals) to final determination by a court and reserves the right in its sole discretion to appeal any judgment or order

6.4 First Title will consult with the Insured on all matters arising under a claim.

### 7. Proof of loss and deadline for advising of loss

7.1 An Insured must give First Title a written





statement detailing the amount of that Insured's loss and the method that that Insured used to compute that amount.

7.2 The statement must be given to First Title not later than 90 days after that Insured knows of the facts which will let the Insured establish the amount of the Insured's loss.

8. Settling claims and termination of liability  
If an Insured makes a claim under this policy for which First Title is liable or in any other way First Title learns of a matter or circumstance for which First Title is or may be liable First Title can do one or more of the following:

8.1 pay that Insured the amount of indemnity cover in accordance with the definition of Actual Loss in paragraph 1.1 together with any Authorised Expenses; or

8.2 purchase the debt secured by a mortgage for the amount owed under it together with any interest and Authorised Expenses. In those circumstances the Lender must transfer or assign the mortgage together with any collateral securities and credit enhancements to First Title on receipt of payment and give all necessary notices of that transfer or assignment; or

8.3 pay or otherwise settle any claim with other parties for or in the Insured's name together with any Authorised Expenses; or

8.4 pay or otherwise settle with the Insured the Actual Loss provided for under this policy together with any Authorised Expenses.

9. Determination and extent of liability  
The insurance given under this policy is a contract of indemnity against actual monetary loss. Subject to paragraphs 10 and 11 of this policy First Title's total liability under this policy (excluding Authorised Expenses) will not exceed the amounts defined as Actual Loss contained in paragraph 1.1.

10. Limitation of First Title's Liability  
First Title will not be liable to indemnify an Insured:

10.1 if First Title removes any matter giving rise to that Insured's claim under this policy in a reasonably diligent manner by any method including litigation, or

10.2 if First Title makes a settlement with a third party;

10.3 until litigation, including appeals, in relation to a claim conducted by First Title (or by an Insured with First Title's authorisation) has been finally determined by a court;

10.4 for liability voluntarily assumed by an Insured in negotiating or settling any claim or litigation without First Title's prior written consent.

11. Reduction of indemnity and reduction or termination of First Title's liability

The amount of indemnity cover payable by First Title under this policy will be reduced or terminated (as the case may be) by any or all of the following:

11.1 all payments under this policy except for Authorised Expenses;

11.2 the payment by any person of all or part of the debt or any other obligation secured by a mortgage or other charge over the Land or any voluntary, partial or full satisfaction or release of such mortgage or charge to the extent of the satisfaction or release; and/or

11.3 the amount by which an Insured's acts or omissions have increased First Title's liability or reduced First Title's ability to recover amounts from third parties

provided always that the interest of any Insured will not be prejudiced by any act or default of another Insured (not being such Insured) which might otherwise invalidate or reduce the indemnity provided by the Policy.

12. Payment of loss  
When the extent of an Insured's loss and First Title's liability under this policy have been finally determined, First Title will pay that amount to that Insured within 30 days of its determination.

13. Subrogation  
If First Title agrees to indemnify or defend an Insured under this policy in respect of any claim then regardless of whether or not actual payment has been made First Title will immediately be subrogated to any rights, contractual or otherwise, which that Insured may have in connection with that claim, the mortgage or the Land. If First Title asks, the Insured must transfer to First Title all of the Insured's rights and remedies against any person or property that, in First Title's opinion, might be necessary to perfect this right of subrogation.

14. Liability limited to this policy  
This policy and any endorsements to it given in writing by First Title will be the entire contract between each Insured and First Title.

15. Severability  
In the event that any provision of this policy is held to be invalid or unenforceable under any law, that provision may be severed from and will not be taken to have affected the remaining provisions.

16. Governing law and jurisdiction  
This policy will be governed by the law of England and Wales and the courts of England and Wales.

17. Cancellation rights  
No Insured will be entitled to cancel the insurance given to it so as to affect the rights of any other Insured and no refund of premium will be payable.

18. Notices  
All notices required to be served on or given to First Title under this policy must include a reference SRIP01/11 and the address of the Land and be delivered to the Claims Department, First Title Insurance plc, ECA Court, 24-26 South Park, Sevenoaks, Kent, TN13 1DU

First Title is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.





## keyfacts<sup>®</sup>

### POLICY SUMMARY

#### 1. This summary.

This document provides a summary of the key features of the Search Report Insurance Policy under which insurance will be given to individual Buyers, Potential Buyers, Sellers and Lenders. This document does not contain the full terms and conditions of the Search Report Insurance Policy. These can be found in the specimen policy document provided with this document. This summary is not part of the policy and it does not commit us to provide insurance on these or any other terms. It is important that you read the policy itself. The policy is a legally binding contract between each Insured and First Title Insurance plc.

#### 2. The Insurer.

First Title Insurance plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. First Title Insurance plc provides general insurance products.

#### 3. Type of insurance.

The insurance given under the Search Report Insurance Policy protects against Actual loss suffered because of an Adverse Entry which existed, or should have existed, in the records of an Appropriate Body and affected the Land at the time a Search Report was compiled but was not fully disclosed in the Search Report. See the 'What this policy' covers section in paragraph 2 of the policy.

#### 4. What does the policy not cover?

All of the matters which are excluded from cover are detailed in paragraph 3 of the Search Report Insurance Policy. Please read this part of the policy carefully.

#### 5. Limitations of the Policy.

The insurance given under the Search Report Insurance Policy is a contract of indemnity against actual monetary loss and any payment under it will not exceed the amounts detailed in paragraph 1.1 of the policy, which should be referred to.

#### 6. Cancellation Terms.

Because the interests of a number of persons may all be protected at the same time by insurance given under the Search Report Insurance Policy in relation to each individual property, no person insured under the policy will have the right to cancel the insurance without the written agreement of all other persons who might benefit from the insurance. No refund of premium will be payable. See paragraph 17 of the policy.

#### 7. Term of the policy.

Cover under insurance given under the Search Report Insurance Policy protects only the persons specified in the policy as an "Insured" and does not continue to protect any purchaser from an insured. Each person who is insured should check periodically to ensure that the policy still meets their needs. Please refer to paragraph 2 of the policy.

#### 8. Claims.

Anyone wishing to claim under the insurance given under the Search Report Insurance Policy must advise First Title Insurance plc in writing as soon as possible after becoming aware of any claim or circumstance which might entitle them to make a claim. Please see paragraph 5 of the policy.

#### 9. Queries and/or Complaints.

For further information or if the Insured wish to complain about any aspect of the service the Insured has received, please contact First Title Insurance plc at ECA

Court, 24-26 South Park, Sevenoaks, Kent, TN13 1DU. If the Insured's complaint is not dealt with to the Insured's satisfaction the Insured can complain to the Financial Ombudsman Service, Exchange Tower, London E14 9SR. Telephone: 0845 0801800. There are some instances where the Financial Ombudsman Service cannot consider the Insured's complaint. Making a complaint will not prejudice the Insured's right to take legal proceedings.

#### 10. Compensation

Should First Title Insurance plc become unable at any time to meet claims against it, the Insured's interests will be protected by the Financial Services Compensation Scheme. There are maximum levels of compensation the Insured can receive under the Scheme. The Insured will normally be covered for at least 90% of the payment due under the Insured's policy. For further information the Insured can contact the Scheme helpline on 0800 678 1100 or 020 7741 4100 or visit their website at [www.fscs.org.uk](http://www.fscs.org.uk).

First Title Insurance plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Financial service complaints we cannot settle may be referred to the Financial Ombudsman Service.





**Searchflow Limited**  
42 Kings Hill Avenue  
Kings Hill  
West Malling  
Kent  
ME19 4AJ

**1 The Financial Conduct Authority (FCA)** The FCA is responsible for the conduct of firms in relation to the customers in the UK. They focus mainly on protecting consumers and ensuring areas such as Treating Customers Fairly (TCF) is embedded within all firms. The FCA regulations require us to give you this document. Use this information to decide if our services are right for you.

**2 Whose products do we offer?** We only offer a product from First Title Insurance plc for Search Report Insurance.

**3 Which service will we provide you with?** You will not receive advice or a recommendation from us for Search Report Insurance.

**4 What will you have to pay us for our services?** There is no fee payable to us for organising the Search Report Insurance.

**5 Who regulates us?** SearchFlow Ltd is an appointed representative of First Title Insurance plc which is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. SearchFlow Ltd's registration number is 563702.

You can check this on the Financial Services Register by visiting the following website [www.fsa.gov.uk/register](http://www.fsa.gov.uk/register) or by contacting the FCA on 0800 111 6768.

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## **Search Report Insurance Policy Demands & Needs Statement and Suitability**

In connection with the Personal Local Search carried out in relation to the property, the transaction benefits from the inclusion of a Search Report Insurance Policy. This policy will cover you, the Insured, against Actual Loss incurred by you by reason of an Adverse Entry which existed at the Policy Date but was not fully disclosed to you in the Search Report.

Under the Financial Conduct Authority regulations we are required to advise details of the contract of insurance recommended.

We only deal with First Title Insurance plc for Search Report Insurance. Our recommendation is based upon First Title Insurance plc being an insurance company authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority and is a subsidiary of The First American Financial Corporation, a leading global provider of title insurance for residential and commercial real estate transactions.

*Please also refer to the attached policy summary and retain the document, along with this letter, for future reference.*

First Title Insurance plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Financial service complaints we cannot settle may be referred to the Financial Ombudsman Service.

