

REPORT DETAILS:

Requested by:
Ground floor, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD

Date:
28 January 2025

Case Number:
4248831

Property Address:
BOWGREAVE RISE 1, GARSTANG ROAD, PRESTON, PR3 1YD

Reference Number:
JM15/Bowgreave

MAINS WATER

CONNECTED

SEE POINT 3.2



FOUL WATER

CONNECTED

SEE POINT 2.1



SURFACE WATER SEWER

YES

SEE POINT 2.2



SEWER PIPE WITHIN BOUNDARY

NO

SEE POINT 2.3



WATER PIPE WITHIN BOUNDARY

NO

SEE POINT 3.3



LEGEND:

- Typical Response
- Refer to relevant question
- Needs Attention
- Information

Search supplied by and all queries to:

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Ground Floor, 1 Capitol Court,
Dodworth, Barnsley,
South Yorkshire, S75 3TZ

☎ 0800 038 8350

✉ uksearchsupport@dyedurham.com

🌐 www.dyedurham.co.uk

Summary:

1. MAPS

1.1 - Is a plan showing the approximate location of public sewers included?

MAP PROVIDED



1.2 - Is a plan showing the approximate location of the water mains included?

MAP PROVIDED



2. DRAINAGE

2.1 - Do the records inspected indicate that foul water from the property drains to a public sewer?

YES



2.2 - Do the records inspected indicate that surface water from the property drains to a public sewer?

YES



2.3 - Does the Public Sewer Map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?

NO



2.4 - Does the Public Sewer Map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?

YES



2.5 - Does the Public Sewer Map indicate that sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?

SEE REPORT ANSWER



3. WATER

3.1 - How can the drinking water quality for the area be checked?

SEE REPORT ANSWER



3.2 - Do the records inspected indicate the property is connected to mains water supply?

YES



3.3 - Are there any water mains, resource mains or discharge pipes within the boundaries of the property?

NO



4. CHARGING

4.1 - Who are the sewerage undertakers for this area?

United Utilities



4.2 - Who are the water undertakers for the area?

United Utilities



1. MAPS

1.1 - Is a plan showing the approximate location of public sewers included?

MAP PROVIDED 

YES - A PLAN IS INCLUDED










i. Sewers will be shown on the plan where applicable. ii. The Water Industry Act 1991 defines Public Sewers as those which UNITED UTILITIES have responsibility for. Other assets and rivers, watercourses, ponds, culverts or highway drains may be shown for information purposes only. iii. Any private sewers or lateral drains which are indicated on the plan as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

PUBLIC SEWER PLAN



Whilst every attempt has been made to ensure the accuracy of the information provided on the plan, all locations and routes are approximate and not drawn to scale

SEWER KEY

	Combined Sewer		Rising Main Sewer
	Combined Sect. 104 Sewer		Private Assets
	Surface Water Sewer		Abandoned Sewer
	Surface Water Sect. 104 Sewer		
	Foul Sewer		
	Foul Sect. 104 Sewer		



YES - A PLAN SHOWING THE APPROXIMATE LOCATION OF THE WATER MAINS IS INCLUDED

i. The "water mains" in this context are those which are vested in and maintainable by the Water Company under statute. ii. Water Companies are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal. iii. The map of water works will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

WATER WORKS PLAN



Whilst every attempt has been made to ensure the accuracy of the information provided on the plan, all locations and routes are approximate and not drawn to scale

WATER WORKS KEY

 Water Main
 Trunk Main

Report Details:

2. DRAINAGE

2.1 - Do the records inspected indicate that foul water from the property drains to a public sewer?

YES

YES - THE RECORDS INSPECTED INDICATE THAT FOUL WATER FROM THE PROPERTY DRAINS TO THE PUBLIC SEWER

i. Water Companies are not normally responsible for any private drains serving the property and do not hold details of these. The property owner will normally have sole responsibility for private drains serving the property. From 1st October 2011, lateral drains and private sewers serving the property may become public. ii. A plan is included in this report. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system. iii. If foul water does not drain to the public sewerage system the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant. iv. The answer provided is indicative only.

2.2 - Do the records inspected indicate that surface water from the property drains to a public sewer?

YES

YES - THE RECORDS INSPECTED INDICATE THAT SURFACE WATER FROM THE PROPERTY DRAINS TO THE PUBLIC SEWER

i. Water Companies are not responsible for private drains that connect the property to the public sewerage system and do not hold details of these. From 1st October 2011, lateral drains and private sewers serving the property may become public. ii. The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal. iii. In some cases, Water Company records do not distinguish between foul and surface water connections to the public sewerage system. iv. IF ON INSPECTION THE BUYER FINDS THAT THE PROPERTY IS NOT CONNECTED FOR SURFACE WATER DRAINAGE, THE PROPERTY MAY BE ELIGIBLE FOR A REBATE OF THE SURFACE WATER DRAINAGE CHARGE. DETAILS CAN BE OBTAINED FROM THE SEWERAGE UNDERTAKER. v. A plan showing the approximate location of public sewers is included in this report. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system. vi. The answer provided is indicative only.

2.3 - Does the Public Sewer Map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?

NO

NO - THE PUBLIC SEWER MAP DOES NOT INDICATE ANY PUBLIC SEWER, DISPOSAL MAIN OR LATERAL DRAIN WITHIN THE BOUNDARIES OF THE PROPERTY

i. UNITED UTILITIES has a statutory right of access to carry out work on its assets. Employees of UNITED UTILITIES or its contractors may, therefore, need to enter the property to carry out work. ii. The approximate boundary of the property has been determined by reference to the Ordnance Survey record or the map supplied. iii. Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer. iv. The answer provided is indicative only.

YES - THE PUBLIC SEWER MAP INDICATES A PUBLIC SEWER WITHIN 30.48 METRES (100 FEET) OF ANY BUILDINGS WITHIN THE PROPERTY

i. From 1st October 2011 there may be additional lateral drains and/or public sewers which are not recorded on the Public Sewer Map but are also within 30.48 metres (100 feet) of a building within the property. ii. The presence of a public sewer within 30.48 metres (100 feet) of the building(s) within the property can result in the Local Authority requiring a property to be connected to the public sewer. iii. The measure is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.

2.5 - Does the Public Sewer Map indicate that sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?

SEE ANSWER



ANSWER - THE PROPERTY APPEARS TO BE PART OF AN ESTABLISHED DEVELOPMENT AND IS NOT SUBJECT TO AN ADOPTION AGREEMENT.

i. This enquiry is of interest to purchasers of new homes who will want to know whether or not the property will be linked to a public sewer. ii. Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities. iii. The answer provided is indicative only.

3. WATER

3.1 - How can the drinking water quality for the area be checked?

SEE ANSWER



ANSWER - THE DRINKING WATER INSPECTORATE PRODUCES AN ANNUAL REPORT ON DRINKING WATER QUALITY FOR 7 REGIONS IN ENGLAND AND WALES. IT IS PUBLISHED END OF JUNE/EARLY JULY COVERING THE PREVIOUS CALENDAR YEAR. REPORTS CAN BE INSPECTED BY GOING TO: www.dwi.defra.gov.uk/about/annual-report

3.2 - Do the records inspected indicate the property is connected to mains water supply?

YES



YES - THE RECORDS INSPECTED INDICATE THE PROPERTY IS CONNECTED TO MAINS WATER SUPPLY

i. The answer provided is indicative only.

3.3 - Are there any water mains, resource mains or discharge pipes within the boundaries of the property?

NO



NO - THE MAP OF WATER WORKS DOES NOT INDICATE ANY WATER MAINS, RESOURCE MAINS OR DISCHARGE PIPES WITHIN THE BOUNDARIES OF THE PROPERTY

i. The boundary of the property has been determined by reference to the Ordnance Survey record. ii. The presence of a public water main within the boundary of the property may restrict further development within it. Water Companies have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the company or its contractors needing to enter the property to carry out work. iii. The answer provided is indicative only.

ADDITIONAL INFORMATION

i

ANY ORANGE LINES ON THE WATER PLAN DENOTE ABANDONED PIPES

4. CHARGING

4.1 - Who are the sewerage undertakers for this area?

UNITED UTILITIES



UNITED UTILITIES

The Sewerage Undertakers for the area are:

UNITED UTILITIES, Warrington, WA5 3LP



UNITED UTILITIES

The Water Undertakers for the area are:

UNITED UTILITIES, Warrington, WA5 3LP

OTHER INFORMATION

This search has been produced under the Search Code which is regulated by the PCCB. We are committed to delivering an agreed standard of consumer service and have agreed to abide with [The Property Ombudsman](#) scheme (TPOs) This report is based on publicly available information and not all data is available to us. In these cases, we refer you to the vendor's Property Information Form or cover via indemnity insurance.

SOURCES OF INFORMATION

In response to the enquiry for drainage and water information, this search has been prepared following examination of the following data sets: The Public Sewer Map, The Public Map of Water Works (Where available) COMMON DRAINAGE

COMMON DRAINAGE AND SUPPLY TERMS

Adoption of Sewers

Transfers to the Sewerage Undertaker the ownership of sewers and the legal obligation for meeting the cost of their maintenance and improvement to meet increasingly stringent environmental standards.

Sewerage Undertaker

Is a limited company succeeding the former Water Authority and appointed by the Secretary of State to carry out the duties assigned to it by statute. These include the provision, maintenance and improvement of a system of sewers and sewage treatment works.

Combined Sewer

A sewer carrying both foul water as well as surface water.

Foul Sewer

A sewer used to transport mainly foul sewerage to a treatment works.

Private Drain

A sewer in private ownership draining only one property. If there is no cesspool or private treatment work, the drain usually connects with a private or public sewer.

Private Water Supplies

Where a property has no connection to the water mains, a suitable private spring or surface water source may be used. This may require extensive treatment to make the supplies safe and will be subject to examination and control by the Local Environmental Health Officer. Approval under the Building Act 1984 for new building work for domestic properties will not be granted unless adequate water supplies and drainage facilities are available.

Public Sewer

A sewer vested in and maintained by the Sewerage Undertaker. Members of the public generally have the statutory right to connect into and use the public sewer on offering payment of sewerage charges.

Section 104 Agreement

An agreement made between a housing developer and the Sewerage Undertaker under Section 104 of the Water Industry Act 1991, for the adoption of sewers the developer intends to build to serve the new houses.

Septic Tank

A settlement chamber, which provides treatment to sewage and drainage waters. Overflow from the tank goes to a soak-away or drainage field or occasionally to a sewer. Septic tanks are un-powered. Properties operating them are responsible for the operation, maintenance and occasional emptying of the chamber.

Surface Water Sewer

A sewer used only for the transport of uncontaminated surface water or rain water in an area where separate sewerage systems have been provided.

Water Company

A provider of sewerage and possibly water services in an area.



Contact

If you would like to speak to someone regarding this search, please contact us at one of the following:

Dye & Durham (UK) Limited
Ground Floor, 1 Capitol Court
Dodworth, Barnsley
South Yorkshire
S75 3TZ
Email uksearchsupport@dyedurham.com
Phone 0800 038 8350

Terms & Conditions

Our Supply terms for this search can be found here:

[Dye & Durham Terms & Conditions](#)

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- 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

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TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Web site: www.tpos.co.uk
Email: admin@tpos.co.uk

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- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

The Compliance Officer
Dye & Durham (UK) Limited
Ground Floor, 1 Capitol Court
Dodworth, Barnsley
South Yorkshire
S75 3TZ
Email: uksearchsupport@dyedurham.com | Phone: 0800 038 8350

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