4. **THE PROPERTY**

4.1 The Property is the freehold land lying to the north of Cowbit Road, Cowbit, Spalding, Lincolnshire comprising of approximately 5.04 acres.

4.2 A plan showing the Property edged in red is attached at **Annexure 1**. Please check the plan carefully to ensure that it accurately reflects the extent of the land that you believe you are buying. The plan may not show the exact location of the boundaries of the Property. You should inspect the Property and let us know if there are any discrepancies between the plan and the site inspection.

4.3 The Property is unregistered at the Land Registry. The title commences with a conveyance on sale at least 15 years old.

4.4 The owner of the Property is Dennis Peter Freeman.

5. **MATTERS BENEFITING THE PROPERTY**

5.1 The Property has the benefit of a right of way over the access shown coloured blue and brown on the plans attached at **Annexure 2**. In practice, this area shown forms part of the public highway, see below at clause 6.6.

6. **SEARCH RESULTS**

6.1 **Index map search**

An index map search confirms whether a property is registered at the Land Registry (and, if so, the title number(s) under which it is registered). If a property is not registered, an index map search will show whether a property is subject to any pending applications for registration or any cautions against first registration.

The result of our index map search confirmed that the Property is unregistered. The Search results also highlighted the title number for the highway. This means when we come to register the Property with the Land Registry, it will be registered right up to the adjoining title, leaving no gaps of unregistered land.

6.2 **Local land charges search**

A search of the local land charges register shows matters such as compulsory purchase orders, tree preservation orders, planning enforcement notices and financial charges registered against a property. You should note that the search result provides a snapshot of the register on the date of the search. Local land charges registered after the date of the search will still bind a property.

The local land charges search was provided by South Holland District Council on 19th March 2019. The result of the search revealed there is no local land charges registered against the Property.

6.3 **Local authority search (including any optional and additional enquiries)**

A local authority search reveals important information about a property, such as planning permissions and building regulation consents, proposals for road schemes, environmental and pollution notices and whether any part of the property is registered as common land or as a town or village green. A local authority search only reveals matters that affect the property being searched against. It will not disclose matters that affect neighbouring properties. If you require information about neighbouring properties, you should let us know so that further enquiries can be made.

The local authority search was provided by South Holland District Council on 19th March 2019. The result of the search revealed the following information:

- No part of the Property is registered as common land or as a town or village green. The possibility of land being common land or a town or village green is significant, as the land may be subject to third party rights and the owner's ability to use or develop the land may be restricted. Even if land is not registered as common land or a town or village green at the date of the search, it is possible for common land or new town or village greens to be registered in some circumstances. You should let us know if you are aware of anyone other than the Seller using the Property for any purpose.

6.4 **Environmental search**

If a local authority determines that land is contaminated, and the party who caused or knowingly permitted the contamination cannot be found, the current owner or occupier

of the land may be required to remedy the contamination. This can be an expensive process, so it is important to assess the risk of land being contaminated before committing to buy a property.

An environmental data search can be used to establish the risk of land being contaminated, by collating information from regulatory bodies, floodplain data and a review of current and historic land uses. This type of search is also known as a "desktop search". An environmental data search does not include a site visit or testing of soil or groundwater samples.

The environmental data search was provided by Landmark Information on 13th March 2019. The result of the search showed that the Property is unlikely to be classed as contaminated land and revealed the following information:

- The Property is considered to be at a potential risk of surface water flooding and river or coastal flooding. After discussing this with you we have not investigated any further. Please advise if you wish for us to carry out any further investigations or searches on your behalf.

6.5 **Chancel repair search**

A chancel repair search shows whether the owner of a property may be liable to contribute towards the cost of repairs to the chancel of a parish church. We would advise you not to contact any parish churches directly in relation to chancel repair liability, as this may limit the availability of indemnity insurance.

The chancel repair search was provided by CLS on 13th March 2019. The result of the search showed that the Property is within a tithe district or Parish that has no record of risk of chancel repair liability.

6.6 **Highways search**

The highways search shows whether or not the Property abuts onto a publicly maintainable highway and also provides details of any road improvements around the property.

The highways search was provided by Lincolnshire County Council on 20th February 2019. The result of the search revealed the following information:

- The Property abuts highway maintained at public expense (The A16, Cowbit Road).

- The plan at **Annexure 3** shows the extent of the publicly maintained highway, coloured orange.

7. **REPLIES TO PRE-CONTRACT ENQUIRIES**

You should note the following information provided by the Seller in their replies to our pre-contract enquiries:

7.1 The Seller has advised that the drainage dykes are owned and maintained up to the middle point, with drainage rates payable.

7.2 The Seller has confirmed that the Property will be sold with vacant possession.

8. **INSURANCE**

You will take the risk in the Property from the date that the Contract is exchanged.

9. **SDLT**

The purchase of the Property is not subject to SDLT as the purchase price is below the notifiable threshold.



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0 50 100 150 m

PLOT	AREA IN SQUARE METRES	REQUIREMENT
208a	349.2	TITLE (Coloured Blue)

DWG. No. D / HCMSD0003 / CPO / OWNER /69A/AB Date: 02/05/14

ARCHIVE DWG. No.

THE LINCOLNSHIRE COUNTY COUNCIL
SPALDING TO EYE (A1073 CLASSIFIED ROAD)
COMPULSORY PURCHASE ORDER

COMPULSORY PURCHASE ORDER SCALE - 1:2500



No. in Seal 20150
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0 50 100 150 m

PLOT	AREA IN SQUARE METRES	REQUIREMENT
209a	1183.9	TITLE (Coloured Blue)

DWG. No. D / HCMSD0003 / CPO / OWNER /60C/AB Date: 02/50/14

ARCHIVE DWG. No.

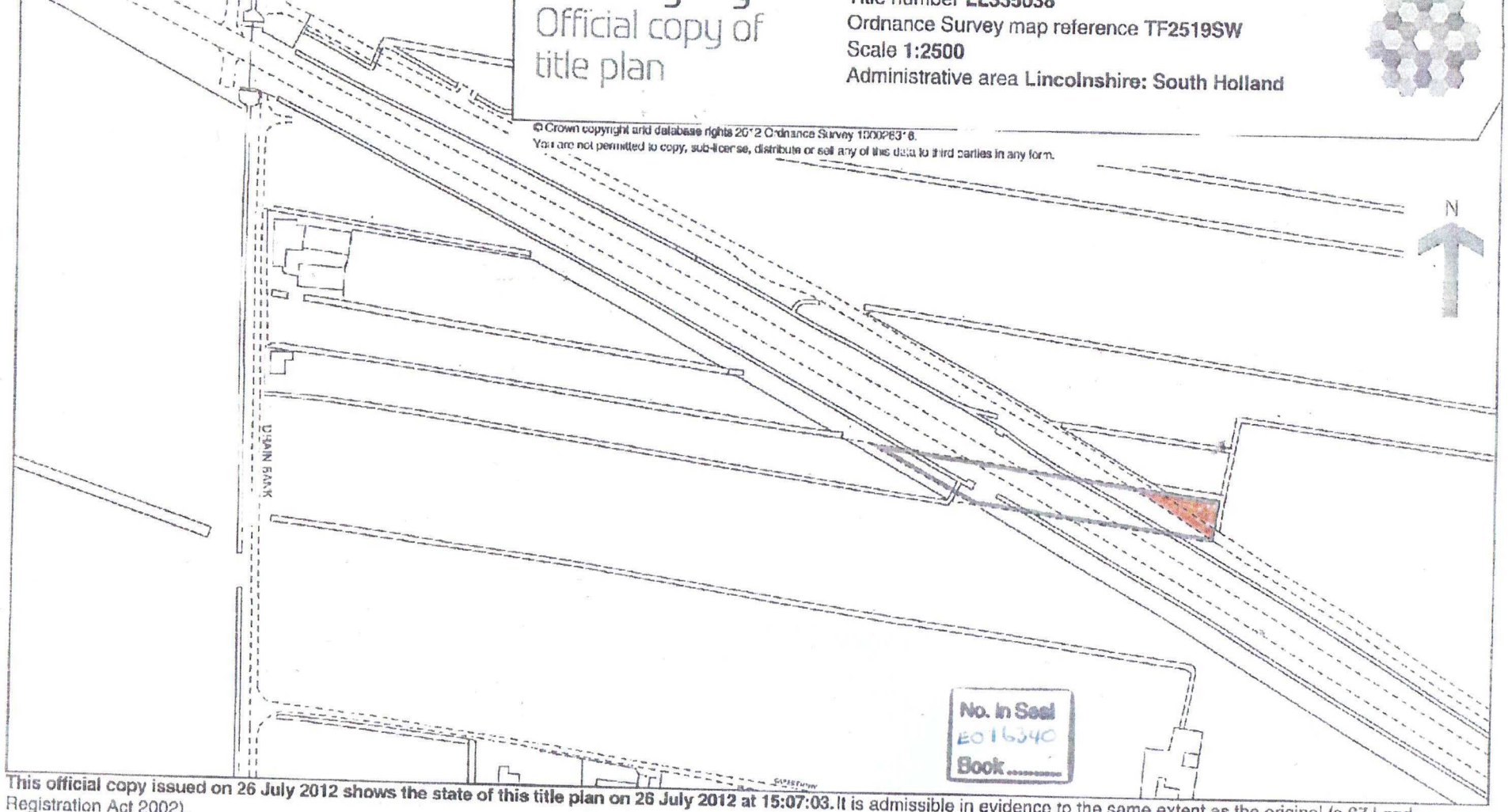
THE LINCOLNSHIRE COUNTY COUNCIL
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Official copy of title plan

Title number **LL355038**
Ordnance Survey map reference **TF2519SW**
Scale **1:2500**
Administrative area **Lincolnshire: South Holland**

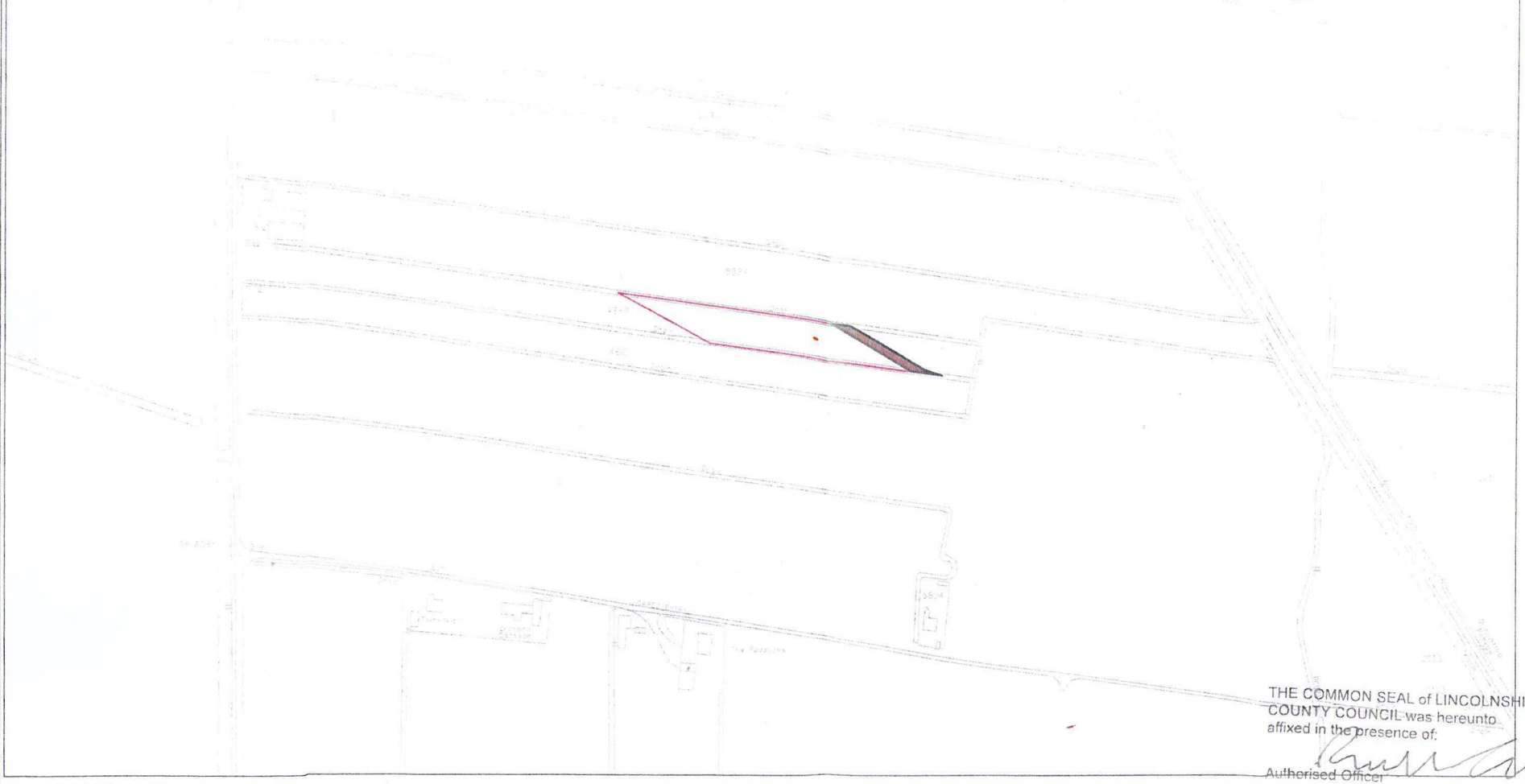
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This official copy issued on 26 July 2012 shows the state of this title plan on 26 July 2012 at 15:07:03. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Kingston upon Hull Office.

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0 50 100 150 m

PLOT	AREA IN SQUARE METRES	REQUIREMENT
211a	311.2	

DWG. No. D / HCMSD0003 / CPO / OWNER / 62A/AB Date: 02/05/14

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COMPULSORY PURCHASE ORDER

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