

**Sewer Node**

**Sewer Pipe Data**

REFERENCE	COVER LEVEL	INV LEVEL UPSTR	INV LEVEL DOWNSTR	PURP	MATL	SHAPE	MAX SIZE	MIN SIZE	GRADIENT	YEAR LAID
SP35374201	170.74	167.93	167.69	C	VC	C	150	nil	211.54	nil
SP35374202	169.18	168.39	167.93	C	VC	C	150	nil	104.72	nil
SP35374301	162.72	161.45	156.52	C	VC	C	150	nil	6.67	nil
SP35374302	168.06	166.80	161.45	C	VC	C	150	nil	9.48	nil
SP35375001	181.71	180.64	178.52	C	VC	C	150	nil	34.82	nil
SP35375101	179.68	178.48	174.75	C	VC	C	150	nil	18.25	nil
SP35375201	176.09	174.50	172.12	C	VC	C	150	nil	15.59	nil
SP35375202	173.66	172.08	168.50	C	VC	C	150	nil	13.82	nil
SP35375203	176.14	174.63	174.56	C	VC	C	150	nil	90.29	nil
SP35375205	170.03	167.64	166.82	C	VC	C	150	nil	44.18	nil
SP35375301	170.22	168.85	168.45	C	VC	C	150	nil	61.90	nil
SP35375302	170.48	169.07	168.89	C	VC	C	150	nil	104.39	nil
SP35375303	170.23	168.44	167.99	C	VC	C	150	nil	63.18	nil
SP35376301	174.33	172.96	171.46	C	VC	C	150	nil	29.96	nil
SP35376302	172.70	171.41	169.10	C	VC	C	150	nil	37.79	nil
nil	nil	nil	nil	S	VC	nil	nil	nil	0.00	nil

**MATERIALS**

-	- NONE
AC	- ASBESTOS CEMENT
BR	- BRICK
CC	- CONCRETE BOX CULVERT
CI	- CAST IRON
CO	- CONCRETE
CSB	- CONCRETE SEGMENTS (BOLTED)
CSU	- CONCRETE SEGMENTS (UNBOLTED)
DI	- DUCTILE IRON
GRC	- GLASS REINFORCED CONCRETE
RP	- GLASS REINFORCED PLASTIC
MAC	- MASONRY IN REGULAR COURSES
MAR	- MASONRY RANDOMLY COURSED

**SHAPE**

C	- CIRCULAR
E	- EGG SHAPED
O	- OTHER
R	- RECTANGLE
S	- SQUARE
T	- TRAPEZOIDAL
U	- UNKNOWN

**PURPOSE**

C	- COMBINED
E	- FINAL EFFLUENT
F	- FOUL
L	- SLUDGE
S	- SURFACE WATER

**TABULAR KEY**

- A** Sewer pipe data refers to downstream sewer pipe.
- B** Where the node bifurcates (splits) X and Y indicate downstream sewer pipe.



Severn Trent Water Limited  
Asset Data Management  
PO Box 5344  
Coventry  
CV3 9FT  
Telephone 0845 601 6616

**SEWER RECORD DATA TABLE**

<b>O/S Map scale:</b>	1:3500	<b>This map is centred upon:</b>	<b>O/S Grid reference:</b>
<b>Date of issue:</b>	17.07.18	<b>x:</b>	435421
<b>Sheet No.</b>	2 of 2	<b>y:</b>	237012

**Disclaimer Statement:**

**1. Do not scale off this Map.**  
 2. This map and any information supplied with it is furnished as a general guide, is only valid at the date of issue and no warranty as to its correctness is given or implied. In particular this Map and any information shown on it must not be relied upon in the event of any development or works (including but not limited to excavations) in the vicinity of Severn Trent Water's assets or for the purposes of determining the suitability of a point of connection to the sewerage or distribution systems.  
 3. On 1 October 2014 most private sewers and private lateral drains in Severn Trent Water's sewerage area which were connected to a public sewer are, at 1 July 2015 transferred to the ownership of Severn Trent Water and to some public sewers and public lateral drains. A further transfer takes place on 1 October 2016 (date to be confirmed). Private pumping stations which form part of their sewers or lateral drains will transfer to the ownership of Severn Trent Water on 1 October 2016.  
 Severn Trent Water does not possess or complete records of these assets.  
**These assets may not be displayed on this Map.**  
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# Asset location search



## Property Searches

**Search address supplied:** Hook Norton Road, Sibford Ferris, Banbury, OX15 5QW

Dear Sir / Madam

**An Asset Location Search is recommended when undertaking a site development.** It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This search provides maps showing the position, size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

### Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0845 070 9148, or use the address below:

Thames Water Utilities Ltd  
Property Searches  
PO Box 3189  
Slough  
SL1 4WW

Email: [searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)

Web: [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)

## Waste Water Services

**Please provide a copy extract from the public sewer map.**

Following examination of our statutory maps, Thames Water has been unable to find any record of public sewerage within this area. However, there may be other sewerage pipework within the area that is not owned by the company. You may be able to obtain records of such pipework from the building control department of your local authority, from property deeds or from neighbouring landowners.

The following quartiles have not been printed as they are out of Thames' sewer catchment area. For details of the assets requested please contact the water company indicated below:

SP3537SW	Severn Trent
SP3537SE	Severn Trent
SP3536NW	Severn Trent
SP3536NE	Severn Trent

Following examination of our statutory maps, Thames Water has been unable to find any record of public sewerage within this area. However, there may be other sewerage pipework within the area that is not owned by the company. You may be able to obtain records of such pipework from the building control department of your local authority, from property deeds or from neighbouring landowners.

Severn Trent Water Ltd  
2297 Coventry Road  
Birmingham  
B26 3PU

Tel: 0121 722 4000  
Fax: 0121 722 4800

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- 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.

## Clean Water Services

**Please provide a copy extract from the public water main map.**

# Asset location search



# Property Searches

The following quartiles have been printed as they fall within Thames' water area:

SP3537SW  
SP3537SE  
SP3536NE

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies.

For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and pressure test to be carried out for a fee.

The following quartiles have not been printed as they contain no assets:

SP3536NW

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this 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.

## Payment for this Search

A charge will be added to your suppliers account.

# Asset location search



# Property Searches

## Further contacts:

### Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational issues please direct them to our service desk. Which can be contacted by writing to:

Developer Services (Waste Water)  
Thames Water  
Clearwater Court  
Vastern Road  
Reading  
RG1 8DB

Tel: 0800 009 3921  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

### Clean Water queries

Should you require any advice concerning clean water operational issues or clean water connections, please contact:

Developer Services (Clean Water)  
Thames Water  
Clearwater Court  
Vastern Road  
Reading  
RG1 8DB

Tel: 0800 009 3921  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)



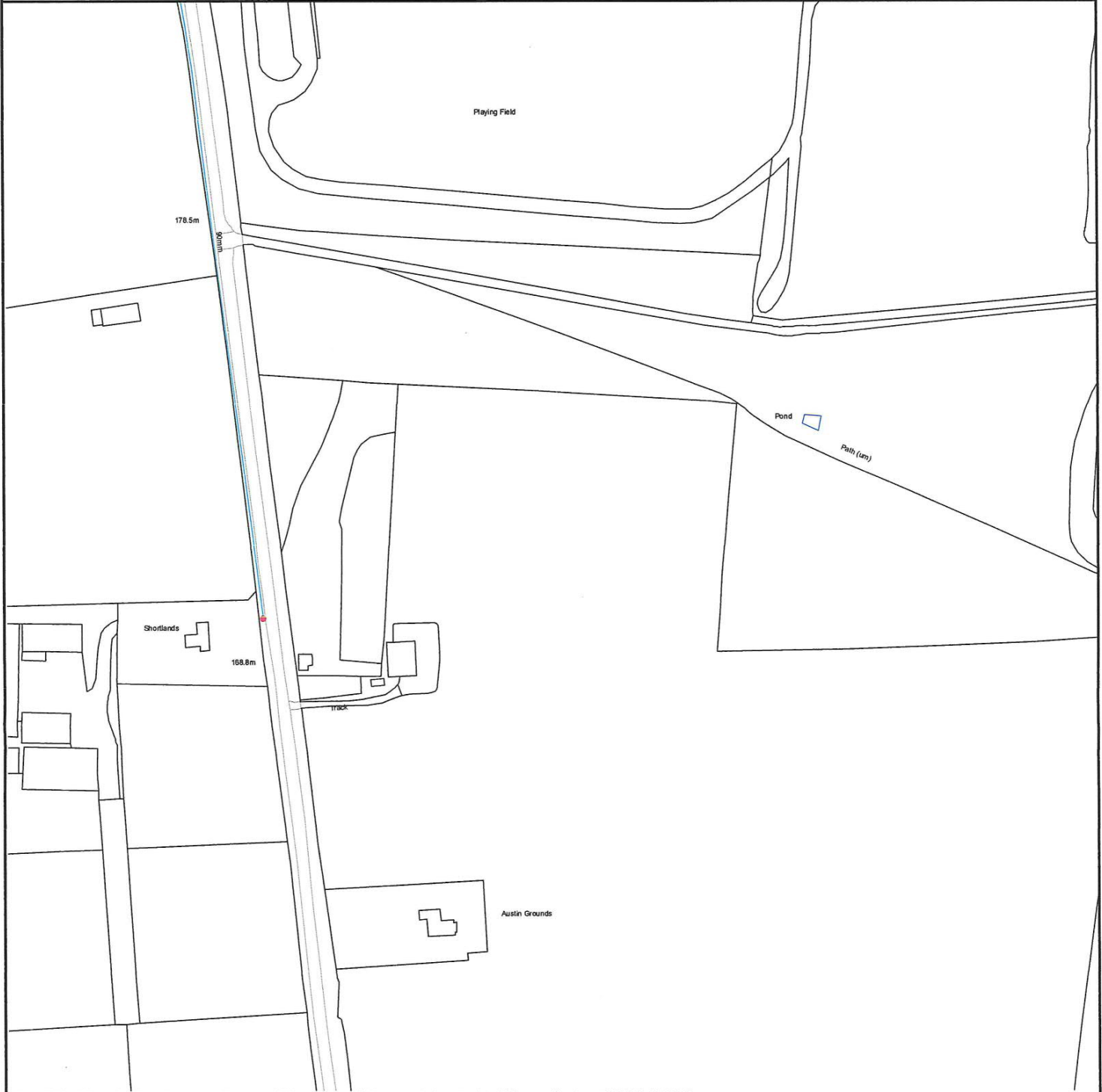
The width of the displayed area is 500m and the centre of the map is located at OS coordinates 435250,237250

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 435750,237250  
 The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.  
 Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

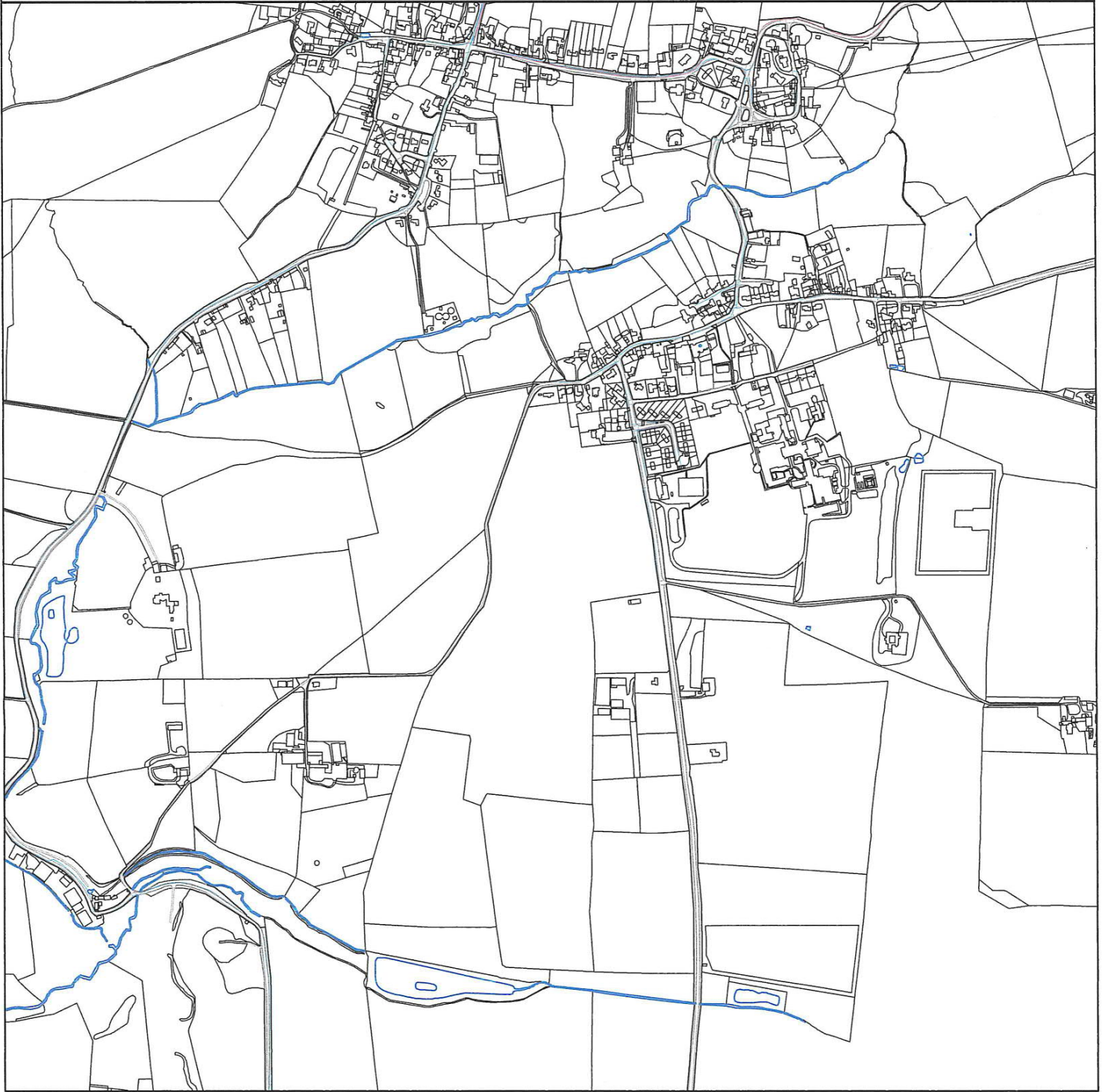


The width of the displayed area is 500m and the centre of the map is located at OS coordinates 435750,236750

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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0 45 90 180 270 360  
Meters

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified before any works are undertaken. Crown copyright Reserved








**Scale:** 1:7165  
**Width:** 2001m  
**Printed By:** dshivaji  
**Print Date:** 03/07/2018  
**Map Centre:** 435396,236957  
**Grid Reference:** SP3536NW

**Comments:**



# ALS Water Map Key


## Water Pipes (Operated & Maintained by Thames Water)

-  **4"**  
**Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
-  **6"**  
**Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
-  **7.5" SUPPLY**  
**Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
-  **7.5" FIRE**  
**Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
-  **7.5" METERED**  
**Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
-   
**Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
-   
**Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.


PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Thames Water Utilities Ltd, Property Searches, PO Box 3189, Slough SL1 4W, DX 151280 Slough 13  
 T 0845 070 9148 E [searches@thameswater.co.uk](mailto:searches@thameswater.co.uk) | [www.thameswater.propertysearches.co.uk](http://www.thameswater.propertysearches.co.uk)

## Valves

-  General Purpose Valve
-  Air Valve
-  Pressure Control Valve
-  Customer Valve








## Hydrants

-  Single Hydrant










## Meters

-  Meter

## End Items

- Symbol indicating what happens at the end of a water main.
-  Blank Flange
  -  Capped End
  -  Emptying Pit
  -  Undrained End
  -  Manifold
  -  Customer Supply
  -  Fire Supply



## Operational Sites

-  Booster Station
-  Other
-  Other (Proposed)
-  Pumping Station
-  Service Reservoir
-  Shaft Inspection
-  Treatment Works
-  Unknown
-  Water Tower

## Other Symbols

-  Data Logger

## Other Water Pipes (Not Operated or Maintained by Thames Water)

-   
**Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
-   
**Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

## Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL's terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to her at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0121 345 1000 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

### Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking	Cheque
<p>Call <b>0845 070 9148</b> quoting your invoice number starting CBA or ADS / OSS</p>	<p>Account number <b>90478703</b> Sort code <b>60-00-01</b> A remittance advice must be sent to: <b>Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW.</b> or email <a href="mailto:ps.billing@thameswater.co.uk">ps.billing@thameswater.co.uk</a></p>	<p>By calling your bank and quoting: Account number <b>90478703</b> Sort code <b>60-00-01</b> and your invoice number</p>	<p>Made payable to '<b>Thames Water Utilities Ltd</b>' Write your Thames Water account number on the back. Send to: <b>Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW</b> or by DX to <b>151280 Slough 13</b></p>

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.



## Search Code

### **IMPORTANT CONSUMER PROTECTION INFORMATION**

This search has been produced by Thames Water Property Searches, Clearwater Court, Vastern Road, Reading RG1 8DB, 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 United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practise 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 compensation of up to £5,000 to you if he finds that you have suffered actual loss 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  
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**