



**Canal &
River Trust**

Keeping people, nature & history connected

Elizabeth House,
13 – 19 Queen Street,
Leeds,
LS1 2TW.
DX26436 Leeds Park Square.

Our Ref:

Your Ref:

16th January 2014

Dear Sirs,

Property: XXX

Thank you for your letter requesting a waterway search.

It should be noted that with effect from 2 July 2012, the functions and undertaking of British Waterways Board in England and Wales have been transferred to the Canal & River Trust

Purchasers of properties close to or abutting our waterways must take every precaution to avoid the risk of removing Canal & River Trust's right of support, breaching the canal or damaging any other canal structure, as this may result in extensive flooding, with damage to buildings properties, services and possible loss of life.

We therefore request that no works be undertaken within 3.0m of our boundary without first consulting the Canal & River Trust. Embankments are particularly vulnerable and no excavation of any works should take place near to, or at the foot of, any embankment without first consulting the Canal & Rivers Trust, even though such may not be on Canal & River Trust's property.

Roots from landscaping and planting schemes are water seeking and can damage canal side structures especially upon embankments. The Canal & River Trust should be advised of any landscaping which is to take place within 3.0m of its boundary or any canal embankment.

With regard to your questions concerning the above mentioned Property, after a review of our records we would respond as follows:

1. Are there any works laid over, under or through the Property?

From an investigation of our records and to the best of our knowledge the Trust does not own any works laid over, under or through the Property.

Canal & River Trust 1 Sheldon Square Paddington Central London W2 6TT

T 0303 040 4040 E customer.services@canalrivertrust.org.uk www.canalrivertrust.org.uk

Patron: H.R.H. The Prince of Wales. Canal & River Trust, a charitable company limited by guarantee registered in England and Wales with company number 7807276 and registered charity number 1146792, registered office address First Floor North, Station House, 500 Elder Gate, Milton Keynes MK9 1BB

2. If apart from the statutory rights the Trust claims or knows of any rights which may affect the Property or has proposals to require or create new rights or to carry out any future works that may affect the Property.

The Canal & River Trust enjoys the usual rights which exist between adjoining properties. It is necessary on occasions for access to be taken to canal side land for inspections, maintenance or repair of the canal. This would normally be done by obtaining the permission of the landowner, although the Canal & River Trust do have powers to secure access under the British Waterways Act 1995.

The Trust are not aware of any proposals at present to carry out or create new works that may affect the Property other than routine maintenance.

3. If the owner of the Property or any part of it has any liability for the maintenance repair, or rebuilding of the Canal

The Canal & River Trust does not hold the owner of the Property or any part of it, liable in respect of the maintenance, repair, or rebuilding of the canal or its banks except when:-

- a. The canal banks are included within the title of the Property and excluded from the Canal & River Trust's interests.
- b. Any work undertaken on the Property for building, maintenance or any other purposes results in damage to any canal side property, then the Canal & River Trust will take steps to recover the cost of any such damage from person or persons responsible.

4. Is the Trust's boundary correctly shown on the plan?

The Canal & River Trust are responsible for the area of water and tow path known as the Grand Union Canal shown on the map provided shaded in green. The thick green line on the plan dated 16 January, 2014 indicates the adjoining boundary to the Property. The boundary also includes any properties close to and abutting the tow path.

5. Whether the Trust's records reveal any notices, Licences or consents that have been served in relation to the Property

The Trust are not aware of any notices, licences, or consents that have been served in relation to this Property.

Additional information

Written permission and approval must be first obtained from the Trust before any access, encroachment, water abstraction, water discharge, angling, boating or mooring impacting on the canal or works affecting the canal whatsoever will be permitted. If your clients are considering any of these activities please contact the Canal & River Trust Estates Team South, at our Sheldon Square office, on Tel: 0207 985 7200.

The Town and Country Planning (General Development Procedure) (Amendment) Order 1997 designated Canal & River Trust as statutory consultees for planning applications that have the potential to affect the safety and integrity of any waterway, reservoir, canal feeder, channel, watercourse let off to culvert owned or managed by the Canal & River Trust. The organisation also has other duties under the British Waterways Act 1995 to safeguard and protect the heritage and environment of the inland canals and river navigations which it owns and manages. If your clients intend to redevelop the above mentioned Property our Code of Practice for works affecting the Canal & River Trust must be adhered to. A copy can be obtained by contacting our Engineering Department on Tel: 0207 985 7200 or by visiting www.canalrivertrust.org.uk

It should be understood that this information is given to the best of the knowledge and belief of the signatory of this letter, and must not in any way obviate the need for making of all normal surveys, enquiries and searches.

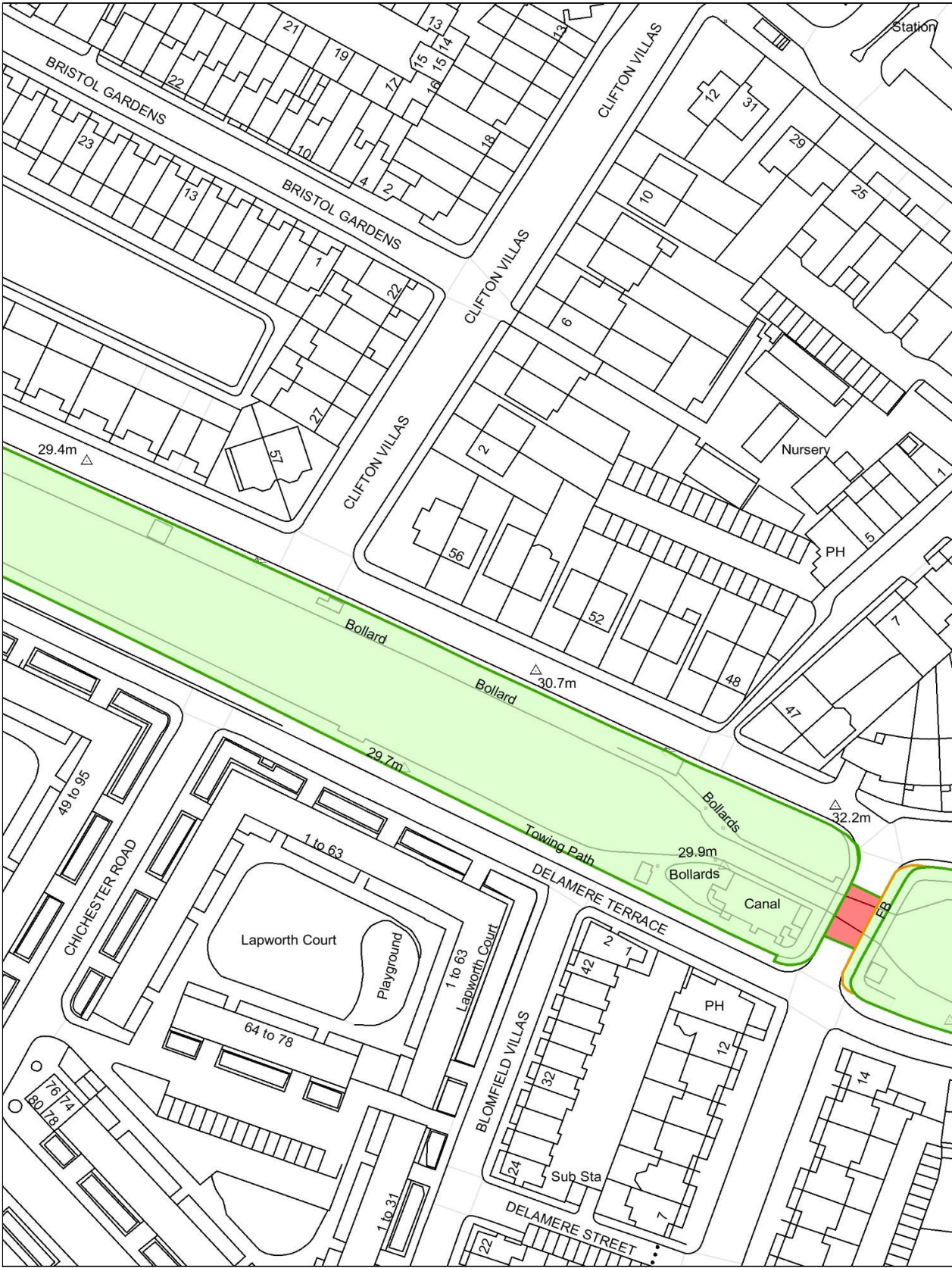
We trust the above is sufficient for your purposes.

Yours faithfully



Waterway Search South

Canal & River Trust Estates South waterway_search_south@canalrivertrust.org.uk



title
Garden Flat, 55 Blomfield Road, London, W9 2PD



scale
1:1,250
 date
 16/01/2014



